



Street Farm House  
The Street | Thornham Magna | Suffolk | IP23 8HB



# PRETTY IN PINK



It's hard to overstate the English country charm of this two-bedroomed cottage, which starts with the village itself – inarguably one of the prettiest around! Then there's the secluded location, set back from the road up a rural track, and finally the cottage itself – Suffolk pink, pretty as a picture and surprisingly bright and roomy, inside and out.





# KEY FEATURES

- A Charming Pink Grade II Listed Former Estate Cottage, situated in the Exceptionally Pretty Village of Thornham Magna
- Two Bedrooms with a Possible Third Bedroom/Home Office
- First Floor Bathroom and Ground Floor WC
- Kitchen/Diner with Separate Large Utility Room
- Large Sitting Room with Feature Fireplace
- Period Features include Exposed Beams
- The Property Requires Renovation but benefits from Secondary Double Glazing
- Secluded Setting and Large Gardens of 0.58 of an acre
- Driveway provides Parking for Several Vehicles
- The Accommodation extends to 1,274sq.ft
- No EPC Required

Not renovated in some years, the house awaits a new owner with the style and vision to bring out its best qualities. It's exactly the sort of project to excite an enterprising and enthusiastic hands-on property renovator and, happily, it's all entirely liveable while you get on with the work. Heating, kitchen, bathroom – all are here and functional, though will definitely benefit from a little time and effort spent on them. Dating, Historic England says, to the early 17th century, this traditional cottage is charmingly symmetrical – pink render under pantiles with a central chimney and windows either side of a central front door. Modern living has since meant, however, that this delightful front elevation is now used as the back of the house, and habitual entry is via a one-time back door outside which is the parking area. The original front door now looks directly down the large garden with no cars to spoil the view – a wonderful example of how buildings learn.

## Step Inside

Two large ground floor rooms, connected by a hallway, flank the central chimney stack in the oldest part of the house. The L-shape of the kitchen, lends itself perfectly to informal division into working and dining areas, nicely separated but still a very sociable space. Shaker style cabinets in cream with a long run of hardwood countertops provide plenty of room to work and feel appropriately modern, though the solid central ceiling beam and the charming unevenness of the walls occasionally betray the true age of the building. A built-in banquette provides seating for two sides of a dining table as well as storage within – a clever use of space. A westerly window affords views of the garden and admits plenty of light.







# KEY FEATURES

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## Generous Space

Down the hallway, the square sitting room is a generous space indeed at over 250 square feet. Running the depth of the house at this point, it benefits from windows on east and west elevations, ensuring daylong light. The pretty Victorian fireplace houses a woodburning stove and the room offers plenty of space for seating around it. Next to it, a recessed cabinet is a nice period feature. A second door from here leads to a small lobby and thence into the garden. A 20th century addition extends from the original house behind the kitchen and comprises a large utility and another room beyond it. This last has been used as a third bedroom recently but would equally make an ideal home office, appropriately distanced from the rest of the living space. There is also a downstairs WC. The 20th century extension downstairs continues as a covered area which might be used as a car port with the judicious replacement of some recent columns. There is also an enclosed room, perfect for storing garden equipment, but which might also become another self-contained work-from-home space depending on your needs.

## Exploring Upstairs

Upstairs are two good-sized bedrooms, each with dormer windows looking out over the garden and admitting westerly light. Both rooms benefit from windows on two elevations and are consequently bright and airy. Built-in cupboards in both provide good storage, and the larger room also has a vanity unit. The bathroom sits under the eaves with just enough height at its highest point to allow an over-bath shower.

## The Outside

At least half an acre of gardens extends on two sides of the house. It's currently put to lawn with several mature trees and shrubs. There's plenty of space here, a blank canvas, for the keen gardener to work with but if low maintenance is more your thing you can simply mow. Either way, the outside green space is a big part of the offer at this delightful country property.





























# INFORMATION

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## On The Doorstep

A spectacular example of a pretty English village, Thornham Magna is one of two such on the former estate of Thornham Hall, the Henniker-Major family seat. Quiet and rural, it nevertheless has an active village hall and a charming thatched pub, in staggering distance, serving food seven days a week. Many country walks are on the doorstep including Thornham Walks on the estate. Connectivity further afield is good with the arterial A140 just moments away.

## How Far Is It To

The pretty market town of Eye, just over 3 miles, is within a short drive offering essential urban amenities, while larger Diss (7 miles) with supermarkets and the Corn Hall arts venue is a little over a quarter of an hour by car. From here, trains depart regularly for London Liverpool Street on the London to Norwich mainline.

## Directions

From Diss head south on the A140. Turn right at the White Horse Inn onto Workhouse Road. Follow down to the Four Horse shoes pub and turn right on to The Street. The property is on the right

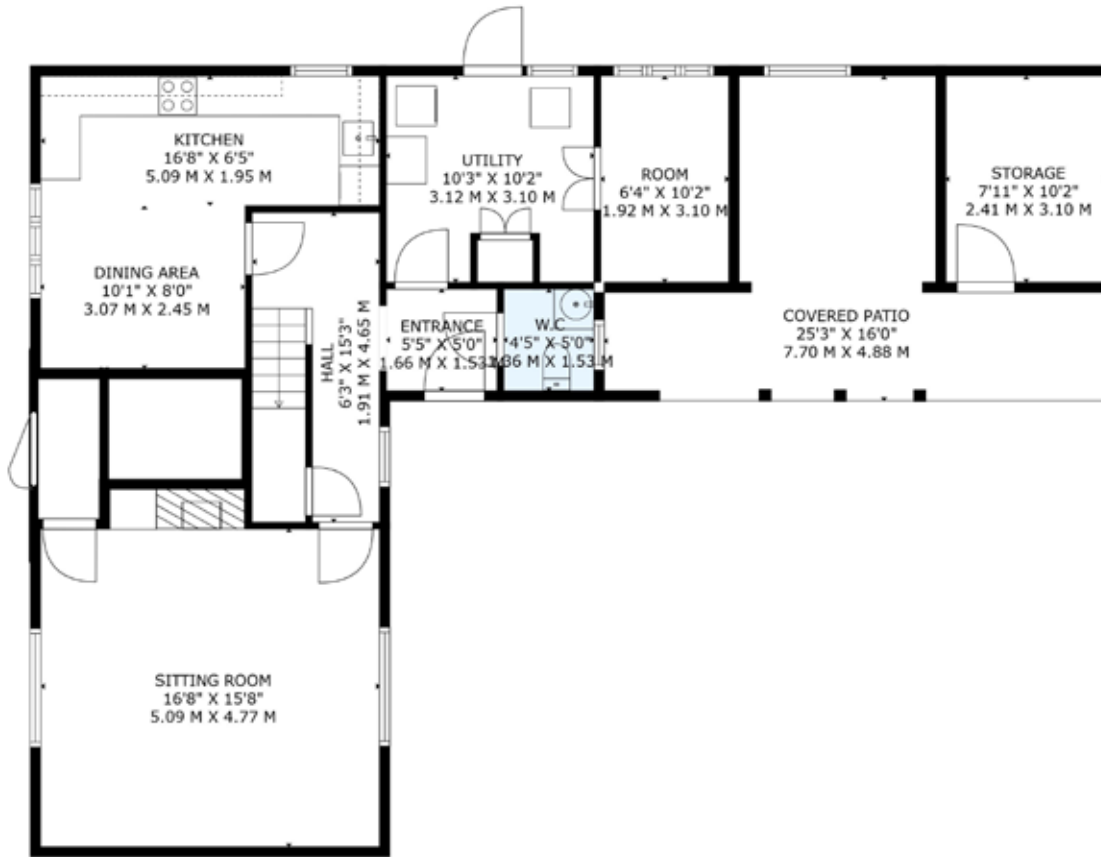
## What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [logbook.unzipped.feelers](https://logbook.unzipped.feelers.com)

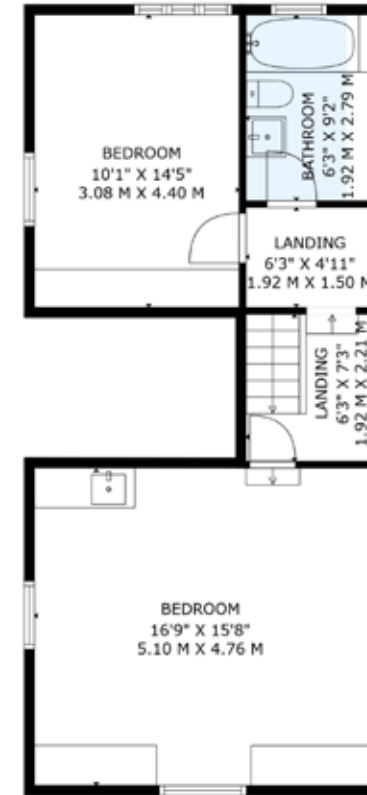
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Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
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Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for Mobile/Broadband availability  
Mid Suffolk District Council – Council Tax Band E  
Freehold





FLOOR 1



FLOOR 2

**TOTAL: 1274 sq. ft, 118 m2**  
 FLOOR 1: 798 sq. ft, 74 m2, FLOOR 2: 476 sq. ft, 44 m2  
 EXCLUDED AREAS: STORAGE: 81 sq. ft, 7 m2, COVERED PATIO: 237 sq. ft, 22 m2, LOW CEILING: 77 sq. ft, 8 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







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Fine & Country Diss  
Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

