



High Street, Thorndon, Eye

Guide Price £1,100,000 - £1,200,000 Freehold

Energy Efficiency Rating : C

- ✓ Unique Bespoke 'Potton' Built Home
- ✓ Self Contained Pool House/Annexe
- ✓ Four Reception Rooms In Total
- ✓ Six Bedrooms & Four Bathrooms
- ✓ Underfloor Heating & Built In Vacuum System
- ✓ Over 4000 Sq-ft (stms) of Accommodation
- ✓ Stunning Private Garden With Fields Beyond
- ✓ Garaging For 5 Cars



To arrange an accompanied viewing please call our Diss Office on 01379 450950



### IN SUMMARY

Set within the QUIET & SOUGHT-AFTER VILLAGE of THORNDON you will find this UNIQUE DETACHED SELF-BUILT POTTON designed family home, offering accommodation in the region of 4000 Sq.-ft (stms). This IMPRESSIVE property has been designed and planned at every point. In addition to the main house there is the huge benefit of the LINK-DETACHED POOL HOUSE / ANNEXE with kitchen, bathroom, TWO BEDROOMS, changing room, shower, and swimming pool as well as TRIPLE GARAGING to the front. The main house comprises; entrance hall, cloakroom, 23' Sitting room with a GRAND INGLENOOK FIREPLACE, dining room, study, 26' kitchen/dining room with GRANITE WORK SURFACES and utility room. On the first floor there are FOUR DOUBLE BEDROOMS all with wardrobes, TWO EN-SUITES and family bathroom. Externally, an integral DOUBLE GARAGE to the front is in addition to the triple garaging to the rear. There are pleasant wrap around gardens to front and rear as well as feature pond to the front and secluded terrace to the rear with FIELD ASPECT BEYOND.

### SETTING THE SCENE

Approached via secure electric gates onto expansive shingled driveway which in turn leads to an integral double garage to the front with roller doors. To the left of the gated driveway there is a useful secure gated area housing the bins and a delivery area for parcels. The generous front gardens offer a feature pond and

rockery, mature front lawns, trees, and planting borders. There is also access to the pond/moat to the side which spans across a number of adjacent dwellings. There is a brick wall and paved pathway leading to main entrance door to the front. You will also find a further secure gate to the side where the driveway continues around the side of the property to the rear parking area.

### THE GRAND TOUR

#### Main House:

Entering via the main entrance door to the front you will find a more than welcoming entrance hallway with stairs to the first floor and large understairs storage with the WC immediately to the left. The whole of the ground floor is fitted with oil fired underfloor heating and there is an oak flooring completing the hallway. The sitting room is found to the left with a feature inglenook fireplace with cast iron multi-fuel burner with brick hearth and timber beam and oak flooring underfoot, whilst there is door to rear terrace as well as exposed timber beams. The dining room can be found on the other side of the hallway with oak flooring and exposed timber beams. There is a door from the dining room to the study with oak flooring, door to the garden and an internal door to the integral double garage. The kitchen/dining room is a wonderful room filled with natural light overlooking the rear garden. Within the kitchen you will find a fitted range of wall and base level units with granite work surfaces



and inset Belfast sink with recessed drainer unit, there is a central island, 'Range Style' cooker with extractor fan over, and integrated appliances including full height fridge, dishwasher, built-in breakfast bar, wine rack, under cupboard lighting, space for dining table, EvoCore flooring, and doors to rear. There is then a door leading to the rear hallway with door to the garden and door to the utility room. The utility room offers a fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink, waste disposal unit, with 'American Style fridge/freezer, and space for washing machine and tumble dryer. This completes the ground floor. Heading up to the first floor landing you will find oak flooring, built-in airing cupboard, exposed timber beams and doors to the following: The master bedroom to the far end of the landing offers double walk-in wardrobes either side which in turn leads to the bedroom area. The main bedroom offers another walk-in wardrobe, exposed timbers, and access to the stunning en-suite shower room. The en-suite features a 'his and her' handwash basin, double walk-in shower with rainfall shower head, WC, hand wash basin and bidet. The main family bathroom can be found next having been recently re-fitted with low level lighting, roll top bath and separate shower with rainfall shower attachment. Also accessed off the landing are three further bedrooms all double sized and all benefitting from fitted wardrobes. One of the bedrooms is currently used as a home office. The second bedroom benefits from another en-suite

bathroom with bath and shower over.

#### Annexe / Pool House:

Entering via the main door to the side you will find the kitchen/breakfast room with a fully fitted range of units and rolled edge worktops over as well as integrated electric oven and hob with further space for all white goods. There is also a built-in breakfast bar and internal door to the garaging as well as access to the WC. There are stairs located around the side leading to the first floor and another door leading down the rear corridor to the swimming pool. Heading down the corridor you will find the shower room/changing room ideal for use of the pool. Beyond is the pool which is a high spec inset luxury spa pool with inbuilt current mechanism with multiple settings designed for swimming. The pool sits perfectly within the space overlooking the garden with four sets of double doors opening onto the rear garden. Heading up to the first floor above the garaging and kitchen you will find two impressively sized rooms one leading through to the other which could be used flexibly as either two bedrooms or a bedroom and sitting room. There is also a WC off the first room.

#### THE GREAT OUTDOORS

##### Rear Gardens:

The secluded and private garden plot measures approximately 0.4 acres (stms) and backs onto open fields. The gardens are mainly laid to lawn to the front and rear with various mature trees, shrubs, and fruit







trees. There is extensive external lighting surrounding the plot. You will find a newly laid paved terrace leading from the rear of the house providing access to the annexe/pool house. To the rear of the annexe is a generous covered storage area with power and lighting. The rear garden is also enclosed with fencing on all sides to ensure dogs are enclosed. To the side of the triple garage/annex/pool house there is a covered cart lodge. Accessed from the side driveway you will also find a W.C./service/plant room housing the boiler and water tanks as well as water softener and centralised inbuilt vacuum system.

#### Integral Double Garage:

Located to the front the double garage benefits from "Rundum Mier" Electric Side Rolling door to front x2, electric fuse box, smooth ceiling with lighting.

#### Double Garage / Cart Lodge:

Double Doors to front x3 (one non-functional in front of the kitchen for aesthetics only) , power and lighting, smooth ceiling, open fronted cart lodge to the far end of the garaging.

#### OUT & ABOUT

Thorndon is a delightful village set in North Suffolk and enjoys excellent countryside walks. Eye being the closest historic town nearby which offers an assortment of local shops and businesses. The local schooling is highly thought of with Nursery to High

School ages catered for. Services include health centre, butchers, bakers, deli, supermarkets and chemist amongst others. The market town of Diss (approximately 7 miles away) offers an extensive range of further amenities. Diss also benefits from a mainline rail service which runs between the City of Norwich and London's Liverpool Street Station.

#### FIND US

Postcode : IP23 7LX

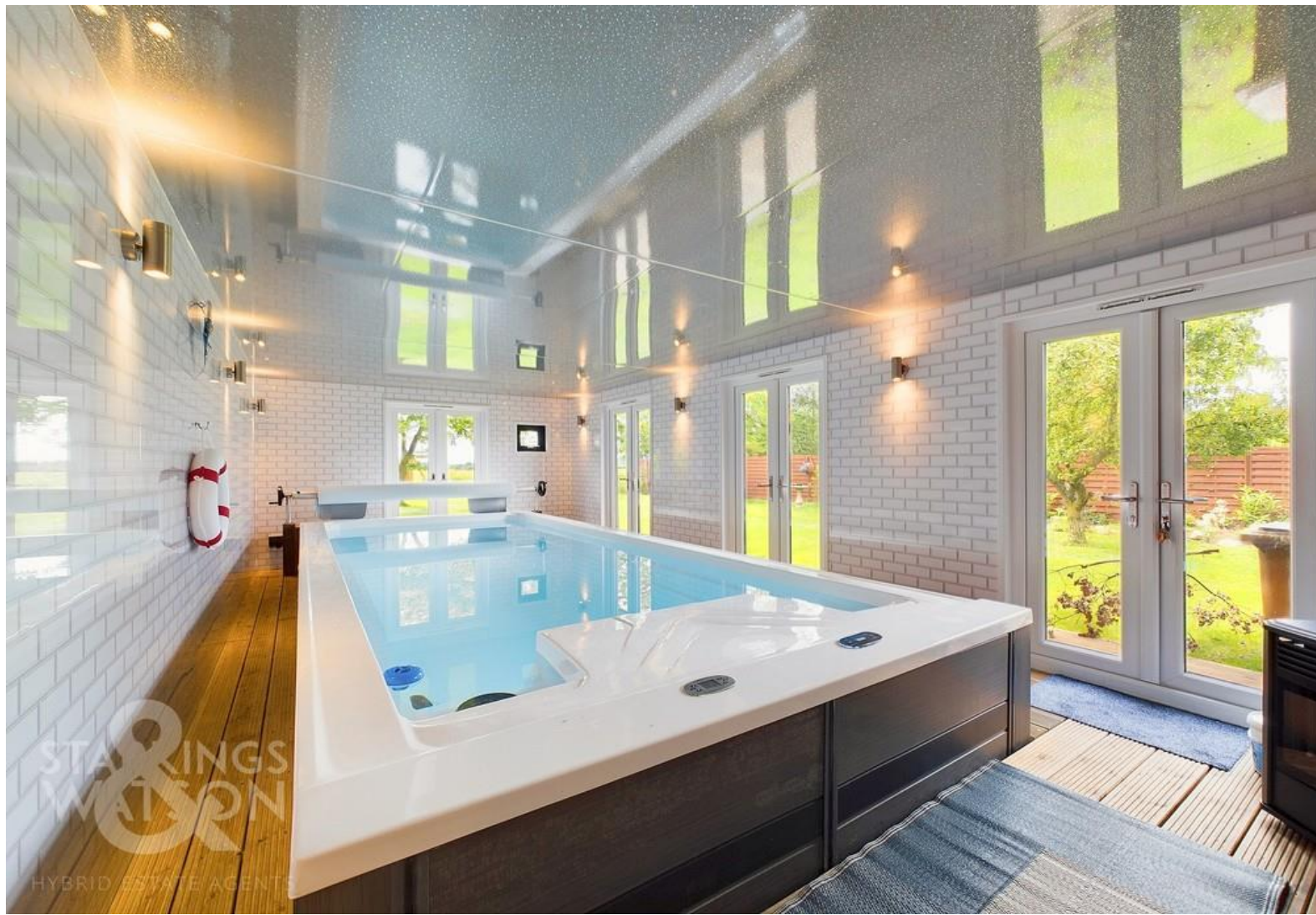
What3Words : ///hazel.sampling.suitcase

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

The property is a renowned 'Potton' self built house. The property benefits from underfloor oil-fired central heating throughout, mains drainage, and maintenance free self-coloured render. The pond/moat to the front is partly owned by the property as it spans across the frontage of a number of adjacent dwellings.



 <p><b>Ground Floor Building 1</b></p>	 <p><b>Floor 1 Building 1</b></p>	
 <p><b>Ground Floor Building 2</b></p>	 <p><b>Floor 1 Building 2</b></p>	<p><b>Approximate total area<sup>(1)</sup></b>  4337.92 ft<sup>2</sup>  403.01 m<sup>2</sup></p> <p><b>Reduced headroom</b>  284.78 ft<sup>2</sup>  26.46 m<sup>2</sup></p> <p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE360</b></p>

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements