



DAVID
BURR

Thatched Cottage
Great Ashfield, Suffolk



Thatched Cottage, Long Thurlow Road, Great Ashfield, Suffolk, IP31 3HY

Great Ashfield is a thriving rural community located in the heart of Mid Suffolk with a village hall and parish church. There is a lovely circular walk around the village where you can see the ancient woodland and castle mound. The nearby village of Badwell Ash (1.3 miles) has a good range of amenities including a village shop/post office, public house and fish and chip shop. The village of Elmswell (3.8 miles) has a further amenities together with a branch line railway station. The market town of Stowmarket (8.2 miles) has an excellent range of schooling, shopping, recreational and cultural facilities together with a mainline rail link to London's Liverpool Street.

This beautifully preserved Grade II Listed cottage, painted in a warm heritage yellow with a traditional thatched roof, is a true example of Suffolk's architectural heritage. Dating back to the early sixteenth century, this historic home has been meticulously updated to combine period charm with modern-day comforts, making it both practical and deeply atmospheric.

A wonderful detached Grade II Listed cottage offering a host of character features and generous grounds of 0.5 acres.

Upon entering, you're greeted by an inviting entrance hall with a classic cottage staircase leading to the upper floor. To the left, the elegant dining room offers double-aspect views, filling the space with natural light. Exposed timbers highlight the rich history of the room, while an impressive sixteenth-century brick inglenook fireplace with intricate wood detailing serves as a striking focal point, adding warmth and character.

To the right of the entrance hall lies the sitting room, a cosy, welcoming space centred around a second inglenook fireplace. This room has a beautifully rustic oak bressummer beam and an intricate wood surround, with a wood-burner providing extra warmth for those cooler evenings. The sitting room leads to a dual-aspect study and another winding wooden staircase, which offers a sense of intimacy and versatility—perfect as a peaceful work-from-home space or as a snug reading nook.

The spacious open-plan kitchen/breakfast room is beautifully appointed with traditional terracotta pavement tiles and fitted with attractive cabinetry and solid wood worktops. A large Butler sink sits proudly beneath a traditional wooden worktop, while a spacious brick inglenook offers room for an Aga, perfect for creating that cosy farmhouse kitchen feel. The

kitchen opens seamlessly into a bright conservatory, ideal for dining, entertaining, or simply enjoying views of the garden year-round.

A recent single-storey extension has enhanced the property further, adding a spacious double bedroom with garden views, leading to the existing elegant luxury shower complete with a modern suite. This thoughtful addition provides a private, practical retreat within the home, ideally suited for guests or family members seeking their own space. The ground floor is completed by a second family bathroom, adorned with a delightful free-standing bath and claw bath, a wash basin and toilet and traditional herringbone tile flooring—a nod to the property's history and the care taken to preserve its unique character.

Upstairs - The principal bedroom, dressing area and en-suite are accessed by one staircase and the other bedroom is accessed by another. The principal bedroom with dual-aspect views, is a light-filled space that radiates tranquillity. Both bedrooms have exposed chimney breasts with open fire places and beautiful exposed beams. The upper floor captures the essence of a fairy-tale cottage with a layout that feels intimate yet practical,

Thatched Cottage, Long Thurlow Road, Great Ashfield, Suffolk, IP31 3HY

perfectly preserving the home's historic essence while meeting modern needs.

Gardens and Grounds

The generous 0.5-acre grounds feature a spacious gravel drive, providing ample turning space and parking. Primarily laid to lawn, the gardens are enhanced by attractive flower and shrub borders and dotted with mature specimen trees, creating a serene and picturesque outdoor setting.

The property is complemented by several outbuildings, including a large, greenhouse. The Suffolk-style black barn home office is equipped with heating and power, providing a functional and characterful space for remote working a double garage and home gym with power and heating offer ample storage, while the adjacent plot of land, presents further possibilities for garden enthusiasts or those looking to expand.

Overflowing with character and history, this cottage is a rare treasure, offering the perfect balance of period charm and modern amenities in a stunning rural setting.

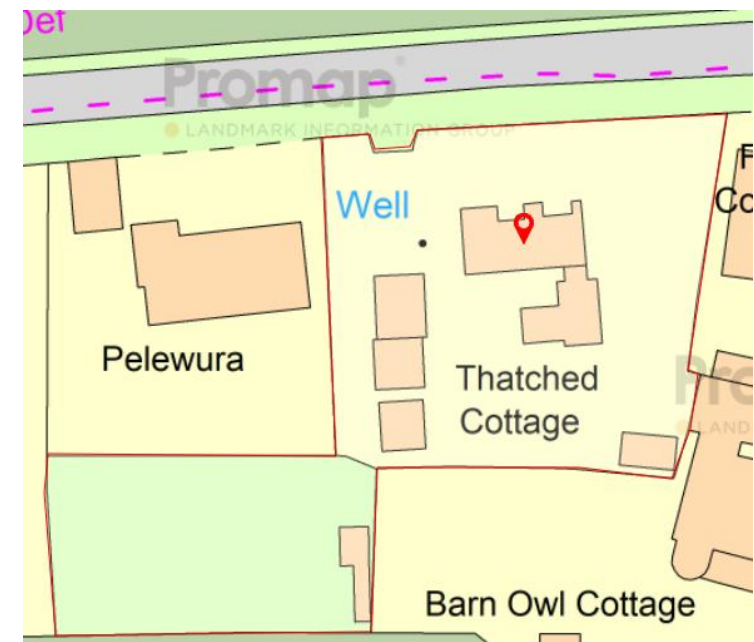
SERVICES: Mains water, drainage and electricity are connected. Oil radiator heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band E

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

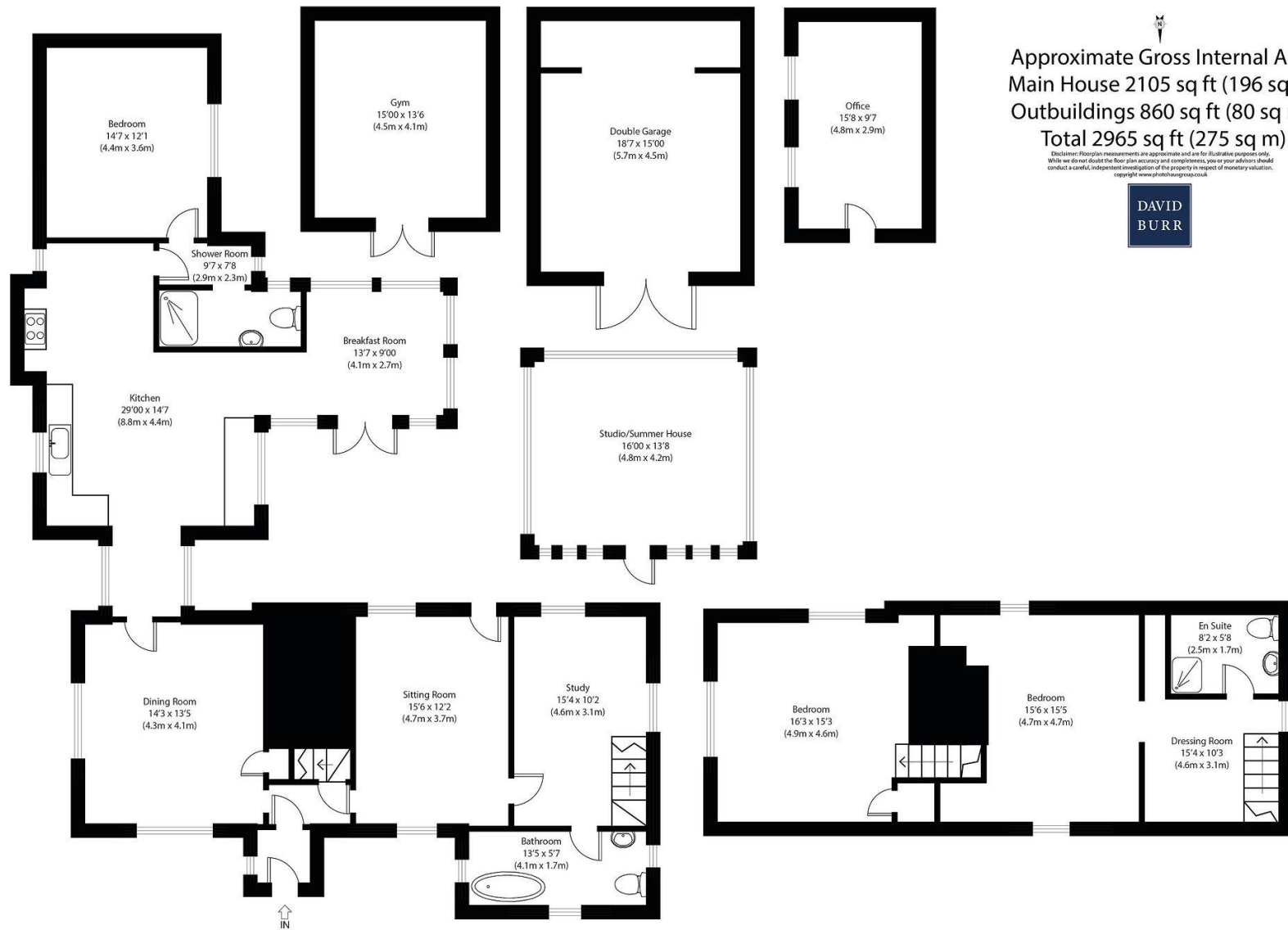
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



Offices at: Woolpit 01359 245245- Long Melford 01787 883144– Leavenheath 01206 263007 - Clare 01787 277811–Castle Hedingham 01787 463404

Newmarket 01638 669035 – Bury St Edmunds 01284 725525 - London 020 78390888 – Linton & Villages 01440 784346

Thatched Cottage, Long Thurlow Road, Great Ashfield, Suffolk, IP31 3HY



Approximate Gross Internal Area
 Main House 2105 sq ft (196 sq m)
 Outbuildings 860 sq ft (80 sq m)
Total 2965 sq ft (275 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.davidburr.co.uk



Ground Floor

First Floor



