



Thorpe Lodge
Thorpe Lane | Trimley St. Martin | IP11 0RZ

Entertaining Elegance



Positioned along a quiet country lane on the edge of the village, this impressive 4-bedroom, detached family home offers elegant proportions, high-quality finishes and a thoughtfully designed layout that works beautifully for modern family life. Just three miles from the seaside town of Felixstowe offering rail links for commuters, this home really does have it all.



KEY FEATURES

- Four bedrooms and generous reception space
- Large private gardens with open outlook
- Ample driveway parking, garage, and cart lodge
- Quiet Thorpe Lane location on village edge
- Village shops and everyday amenities nearby
- Close to Trimley St Martin Primary School
- Access to Felixstowe secondary schooling
- Bus links to Felixstowe, Ipswich and beyond
- Short drive to Trimley rail station and A14

Step Inside

Built in 2009 and extending to approximately 2,700 sq. ft, the current owners have carefully enhanced the property to create a home of warmth, light and understated luxury. They were introduced to Felixstowe by friends, fell in love with the old-fashioned seaside town, and found Thorpe Lodge was the only home that met all their criteria with a generous kitchen, perfect size, and flow of reception rooms and four bedrooms for visiting family meaning everyone could come together here. They have thoroughly enjoyed the life here with fabulous neighbours and beach, river and walks on the doorstep.





KEY FEATURES

A grand first impression is made from the moment you step inside the huge entrance hall, flooded with natural light creating an immediate sense of space on arrival. A stunning wooden staircase gracefully winds its way to the first floor and sets the tone for the quality and scale found throughout the house. Immediately to the left is the cloakroom and almost behind you the music room, the coolest room in the house and a wonderful space to escape to with your favourite artist on vinyl. It would easily take a piano or perhaps would make a great gym area, or playroom. Next to the music room is the study, set away from the main entertaining spaces and with fibre broadband to the property, you can enjoy a stress-free and private working from home space. The sitting room is the cosiest spot in the cooler months with magnificent, exposed brick fireplace and wood burner – ideal for snuggling up the on sofas. The ground floor offers generous and flexible reception space, perfectly suited to both everyday living and entertaining with practical engineered wood flooring and the icing on the cake is a beautiful orangery enjoying panoramic views across the grounds, and with a glass wall to the entrance hall allowing light to flood in, creating a seamless connection between indoors and out and a tranquil space to relax year-round. The south facing room has temperature-controlled vents with rain sensors to close vents when the weather turns. With two sets of French doors, and all of the windows having openings, you can fling them open allowing a wonderful breeze through the home during warm summer days.













KEY FEATURES

The stunning kitchen breakfast room, recently updated and made to measure by local firm Anglia Factors, is finished in a beautiful, contemporary colour palette, both stylish and practical, perfectly balancing everyday family life with entertaining, and enjoying lovely views over the gardens. It is one of the owners' favourite spots in the home with two ovens, gas hob, built in microwave, beer fridge, wine cooler as well as full height fridge and freezer. Just off the kitchen is the utility room, a practical space for both laundry and muddy boots and paws. This room houses the water softener and the underfloor heating controls – which can work on WiFi and be controlled by phone, making for a warm cosy home to return to.



A Home for Entertaining

The current owners have enjoyed family gatherings en masse here, and on special celebrations have welcomed over 20 people to party and sleepover, making use of sofa beds in the reception rooms. The versatility of the reception room layout allows for repurposing of rooms, the music room as a gym, a playroom or even a ground floor bedroom, making this a home that will change according to your needs. Right from the moment you arrive at that spacious entrance hall there is room for everyone to move, whether with a wheelchair, a pram, or just getting home with children or the weekly shop. The home has no less than four toilets and three bathrooms, so everyone is afforded privacy when staying over without queuing in the mornings before work or school.







KEY FEATURES

Exploring Upstairs

The beautiful staircase leads to a spacious landing with four generous bedrooms. The large principal bedroom has built in wardrobes, dressing table and bedside units offering so much storage, and all complimented by a spacious, chic ensuite wet room; bedroom two (affectionately known as the dormitory, with multiple beds for grandchildren sleeping over) also has an ensuite wet room. The two further bedrooms, one with a wonderful roof window swathing the space in light, are served by the family bathroom with bath and shower attachment, offering the needed elbow room for bathing little ones.



Step Outside

Just off a quiet country lane you find ample parking and practicality with garage and double cart lodge plus room for 6 cars on the drive! The enclosed garden at the back is mostly laid to lawn, peppered with mature silver birch and fir trees and offers safety for children and dogs to play, with an idyllic vista over farmland. A sheltered patio sits conveniently outside the home and at the far end of the garden is a peaceful pergola large enough to take a table for at least 10 for alfresco dining. The pergola also comes with a shade sail for the hotter days, and the area gets the last of the summer sun, a beautiful spot to enjoy a lazy summer evening watching the sunset. The garden offers views over the farmland and the current owners have enjoyed watching wildlife including foxes, badgers, birdlife, and deer.











KEY FEATURES

On The Doorstep

The popular village of Trimley St. Martin offers a range of local amenities including a Budgens store with post office, The Mariners Free House, The Sausage Shop offering meats and a bakery, a bus service, schools and Trimley St. Martin and St. Marys Church. The village is a hidden gem with walks from the home to fishing lakes, past the local sheep and to the river with its sandy beach. Close by, The Ship Inn, in Levington, offers quiz nights and traditional pub food.



How Far Is It To...

Just 3 miles away is the traditional seaside town of Felixstowe with beach huts, pier, seafront restaurants, a beautiful Spa Pavilion on the promenade and of course the port. The town itself offers three supermarkets, GP surgery, vets, cinema, swimming pool, and retail shopping along with annual events including fireworks display and the September art trail. For commuters, Felixstowe offers rail travel to Ipswich and links to London and further afield and the A14 road is easily accessible for major road network travel.





INFORMATION



Directions:

From Ipswich follow the A14 towards Felixstowe, bearing off at the Trimley roundabout and follow the signs towards Trimley. At the second roundabout turn right into Trimley St Martin, pass the Hand in Hand public house on the right-hand side, and turn left onto Grimston Lane. Bear round to the right, proceed over the railway level crossing onto Thorpe Lane where the property can be found on the left-hand side.

What Three Words Location:

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///modem.paddocks.sofas](http://modem.paddocks.sofas)

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Drainage – Private Treatment Plant

Broadband Available – Please check www.openreach.com/fibre-checker.

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Approximate Gross Internal Area
 Main House 2990 sq ft (278 sq m)
 Outbuilding 420 sq ft (39 sq m)
 Total 3410 sq ft (317 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.photofloorplans.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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