

*An attractive period farmhouse located next to the village church and primary school, with gardens and paddock, extending to 1.75 acres.*

Guide Price  
£650,000 Freehold  
Ref: P7292/C

Church Farm  
The Street  
Thorndon  
Suffolk  
IP23 7JR



Garden room, reception hall, kitchen, breakfast room, utility room, dining room, pantry, study, sitting room and downstairs shower room. Four first floor bedrooms, en-suite shower room and bathroom.

Ample off road parking, numerous outbuildings including stables and stores.

Formal gardens and paddock.

In all, 1.75 acres.

Contact Us



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## Location

Church Farm is located in the centre of the popular village of Thorndon, which is nestled within rural Suffolk, just 3 miles south of the historic market town of Eye. The village has an active local community and benefits from a primary school, community shop and a popular dining pub, The Black Horse. Eye provides a further range of independent local shops, as well as two Co-ops and a newsagent. There are various eateries, including The Queen's Head public house. There are also two Chinese takeaways, a pizza takeaway and a fish and chip shop. The town boasts a Motte and Bailey castle, a library, art studio, delicatessen, medical centre, St Peter & Paul's CEVAP Primary School, and Hartismere High School. There are further facilities in Debenham, which is about 5 miles away, and Diss, which is 9 miles. Diss has direct rail services to both Norwich (17 minutes) and London's Liverpool Street station (1 hour 20 minutes). It also offers Tesco, Aldi and Morrisons supermarkets, as well as further schooling, restaurants, shops and services. The A140 lies to the west and links to the country's dual carriageway network, as well as Norwich and the county town of Ipswich.

## Description

Church Farm is a detached Grade II Listed house believed to date from the 16th Century. Much of the house is of timber framed construction with rendered elevations under a tiled roof. The house stands in a lovely position immediately adjacent to the village church and enjoys far reaching undulating field views. It is envisaged that a buyer will wish to carry out a sympathetic modernisation programme to the house. Internally, there is spacious accommodation with a garden room serving as a reception to the property, a reception hall, kitchen, utility room, breakfast room, dining room, pantry, study, sitting room and downstairs shower room. On the first floor are four bedrooms, a bathroom and en-suite shower room. The house stands in mature gardens with a number of outbuildings including stores, garages and stables. In addition are nissen huts adjacent to which is a paddock.

## Survey

The vendors have commissioned an independent survey which is available from the agents by email. The surveyors have confirmed that the survey and their duty of care can be assigned to the buyer.



## The Accommodation

### *The House*

### Ground Floor

A porch has a stable style door to the utility room and a further door to the garden room.

### *Garden Room*

North facing windows and polycarbonate roof as well as a further stable style door to the exterior. A door opens to the reception hall.

### *Reception Hall*

North facing window. Tiled flooring. Coat pegs. Door to the downstairs shower room.

### *Shower Room*

Comprising shower, WC and hand wash basin. North facing window. Tiled flooring.

### *Kitchen* 16'8 x 15'9 (5.08m x 4.80m)

Low level wall units and free standing dresser. Electric oven with four ring bottled gas hob above. Work surfaces with one and a half bowl sink with drainer and mixer taps above. Space for fridge. Oil fired Rayburn. Tiled flooring. Exposed timbers. South facing window overlooking the church. Doors lead to an inner hall, the utility room and breakfast room.



*Breakfast Room* 13'6 x 10'2 (4.11m x 3.10m)

South and west facing windows. Exposed timbers and brickwork. Tiled flooring. Wall light points. Night storage heater.



*Utility Room* 13'9 x 6'3 (4.19m x 1.90m)

North facing internal window. Sink with taps above. Shelving and high level wall units. Stable style door to the exterior.

*Inner Hallway*

Stairs to the first floor landing and door to the dining room.

*Dining Room* 16'7 x 12'2 (5.05m x 3.71m)

South facing window overlooking the church. Radiator. Pamment tiled flooring. Inglenook fireplace with bressummer beam above which is home to a wood burning stove. Doors lead to front hallway with door to the exterior, an inner lobby and the pantry.



*Pantry* 10' x 8'3 (3.05m x 2.51m)

Fitted shelving. Space for a fridge freezer. North facing window.

*Inner Lobby*

Door to the sitting room and further door to the study.

*Study*

North facing window. Oil fired boiler. Fitted shelving. Brick flooring.

*Sitting Room* 17' x 14' (5.18m x 4.27m)

A triple aspect room sub-divided by open studwork. North, east and south facing windows. Brick fireplace with woodburning stove on a tiled hearth. Exposed timbers. Wall light points. Tiled flooring. Radiators.



Stairs rise to the First Floor Landing.

*Landing*

Built in wardrobe. Exposed timbers and blocked Mullion windows. Radiators. South facing dormer window overlooking the church. Doors lead to the bedrooms and bathroom.

*Bedroom One* 16'4 x 14'5 (4.98m x 4.39m)

A double bedroom with part vaulted ceiling and east facing window overlooking the paddock. Exposed timbers and blocked Mullion windows. Radiators. Built-in wardrobe and door to the en-suite shower room.



*En-Suite Shower Room*

Comprising shower, WC and hand wash basin. Ladder style chrome towel radiator.

*Bedroom Two* 12' x 11' (3.66m x 3.35m)

A double bedroom with south facing dormer window overlooking the church. Exposed floorboards and timbers. Radiator. Internal high level windows to the landing.



*Bathroom*

Roll top bath with shower above. WC and hand wash basin. Radiator. North facing window.

*Bedroom Three* 12' x 7'7" (3.66m x 2.31m)

A good sized single bedroom with north facing dormer window with views over the buildings and garden. Radiator. Built-in airing cupboard with lagged hot water cylinder and slatted shelving.



*Bedroom Four* 17' x 16' (5.18m x 4.88m)

A spacious part vaulted double bedroom with exposed timbers and brick chimney breast. Radiator. West facing window.



## The Outside

The property is approached over a drive, upon which Church Farm has a right of way. Church Farmhouse itself has ample off road parking adjacent to which are a range of buildings including stables, stores and garaging. In addition, there are nissen huts and also a range of stables with electricity connected. The immediate gardens contain two ponds and there is a paddock. In all, the property extends to approximately 1.75 acres.

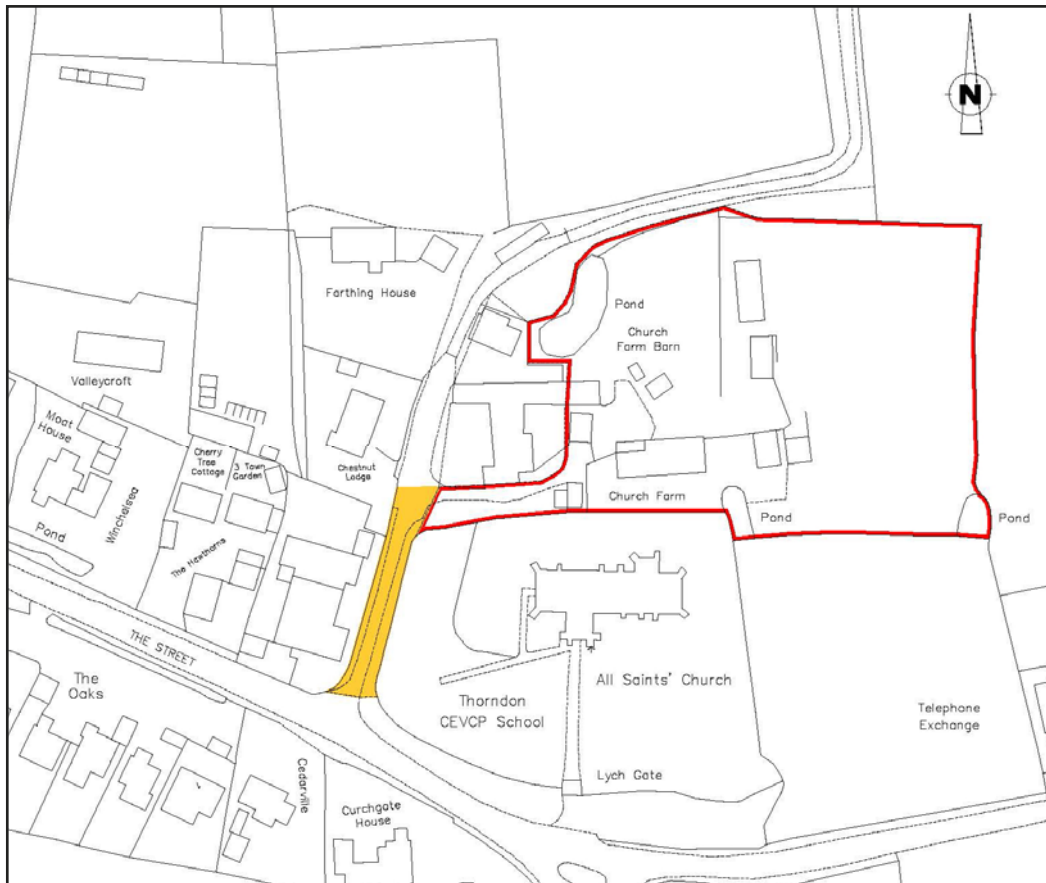






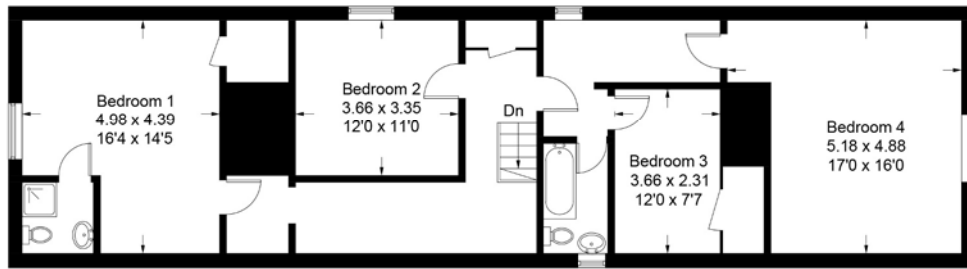


## Site Plan

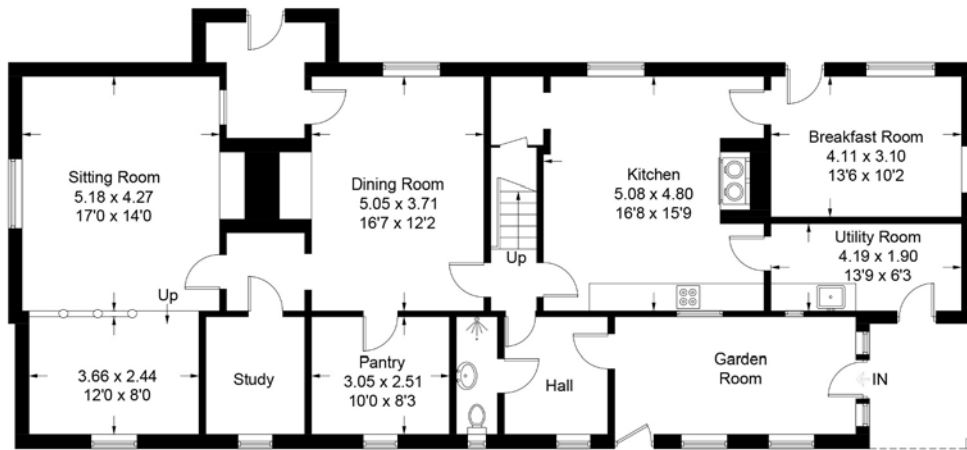


# Church Farm, Thorndon

Approximate Gross Internal Area = 260.8 sq m / 2807 sq ft



First Floor



Ground Floor

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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity. Oil fired central heating.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** = N/A (the property is listed)

**Council Tax** Band E; £2,437.87 payable per annum 2023/2024

**Local Authority** Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. A site plan is included in the particulars with the property outlined in red. There is a right of way over the yellow drive.

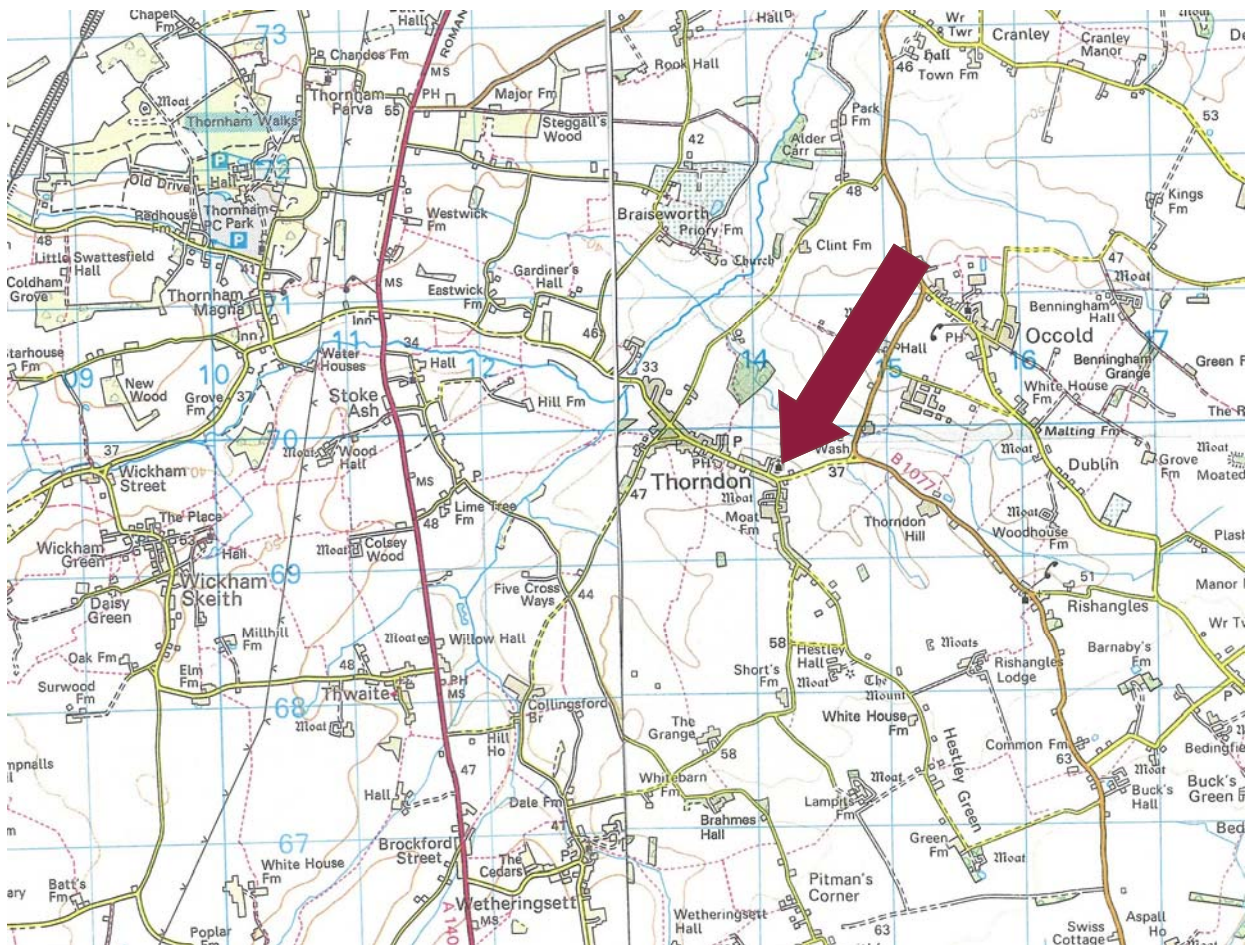
**May 2024**

## Directions

Heading north on the A140, proceed through Stoke Ash and turn right where signposted to Thorndon. Proceed into Thorndon passing the pub on the right hand side. Just after the primary school on the left and before the church, turn left onto a drive. Just after the church turn right onto the track and bear to the right where Church Farm will be found in front of you.

What3Words location for the start of the driveway : [///slingshot.quoted.verges](https://www.what3words.com/#!/slingshot/quoted/verges)

What3Words location for the house itself: [///playoffs.debt.juicy](https://www.what3words.com/#!/playoffs.debt.juicy)



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