

A substantial 7100 sq feet farmhouse that includes an independent annexe, situated in a rural location within nearly 2 acres, just outside the village of Thorndon, 3 miles from Eye.

Guide Price
£795,000 Freehold
Ref: P7319/C

Thorndon Hill Farmhouse
Rishangles Road
Thorndon
Eye
Suffolk IP23 7JU



Hallway, sitting room, drawing room, garden room, dining room, kitchen, utility room and cloakroom.

Bedroom one with en-suite dressing room and en-suite shower room. Bedroom two with en-suite shower room. Two further double bedrooms and family bathroom. Attic with fifth bedroom and storerooms.

Adjoining annexe with boot room, sitting room, cloakroom, kitchen/dining room, first floor double bedroom and bathroom. Second floor double bedroom.

Garaging, stores, parking and grounds of 1.85 acres.

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Location

The property was once known as Hill House and is now referred to as Thorndon Hill Farmhouse. It stands in a pleasant rural setting adjacent to a farmyard and backing on to other dwellings. The village of Thorndon itself is approximately 1 mile. The village has an active local community and benefits from a primary school, community shop and a popular dining pub, The Black Horse. Eye, approximately 3 miles, 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 county's dual carriageway network, as well as Norwich and the county town of Ipswich.

Description

Thorndon Hill Farmhouse is a Grade II Listed substantial house that is believed to date from the early 17th Century. The property is of timber framed construction with rendered elevations under a tiled roof. In total, the accommodation extends to approximately 7,000 sq feet and it is currently divided into two, being the main farmhouse itself along with an adjoining annexe that has been used as a independent residential dwelling for many years and has been let under an Assured Shorthold Tenancy. It is envisaged that an incoming purchaser will wish to carry out a sympathetic modernisation/refurbishment programme to the property.

A front door leads into the reception hall where stairs lead off to the first floor landing. There are doors to the reception rooms that include a sitting room, drawing room, garden room and dining room. In addition, on the ground floor is a cloakroom, kitchen and utility room. Many of the rooms take advantage of views over the grounds. On the first floor are four double bedrooms, the principal of which has an en-suite dressing room and shower room. In addition, is a further en-suite shower room off bedroom two and a family bathroom. A staircase from the landing leads to the second floor where there is a fifth bedroom and a substantial attic room that could be refurbished into a further bedroom or playroom.

The Annexe

Adjoining the house is the annexe. This could quite easily be reincorporated into the main house if desired. A hallway leads off to a cloakroom, a sitting room also to the kitchen/dining room. From here, a staircase leads to the first floor where there are stairs to the attic and doors off to a double bedroom and a bathroom. On the second floor there is a large attic bedroom with vaulted ceiling and also a door into the main house.

Outside

The property is approached off the road via a tarmac drive that provides a substantial amount of off road parking. From here is access to the front door of the annexe and the drive continues to the rear of the house where there is further parking and access to the integrated garage. Above the garage is a storeroom where there are oil tanks serving the house, the PV panels control panels, electricity meter and water softener. Beyond the garage is a store shed to the back of which is a wood store, potting shed and glass house that is attached to the garden room.

The main gardens lie to the front of the house, the west, so take full advantage of the sun. These are predominantly laid to grass and enclosed by walls and hedging. In addition, is a courtyard garden accessed from the hallway and kitchen. In all, the grounds extend to approximately 1.85 acres.













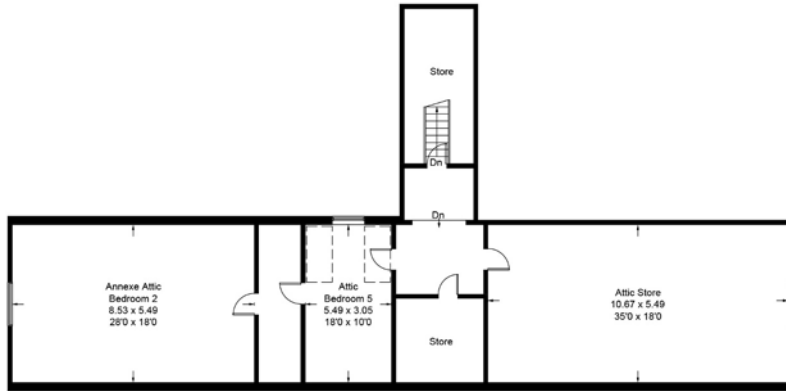


Site Plan



Thorndon Hill Farm, Thorndon

Approximate Gross Internal Area = 661.2 sq m / 7117 sq ft
 (Excluding Garage / Stores / Potting Shed / Glass House/
 Including Attic Stores / First Floor Store area)



Second Floor



First Floor



Ground Floor

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 Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services

Main House – Oil fired central heating served by a condenser boiler. Mains electricity. Mains water. Private drainage system (whilst the private sewage system is understood to work in a satisfactory manner, it may not comply with the new regulations and a buyer should budget to install a new sewage treatment plant). PV panels providing cheaper electricity costs. Bottled gas for cooker.

Annexe - Oil fired combi-boiler. Mains electricity via a sub meter from the house. Mains water from the house. Private drainage system connected to the house.

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 Rating = Exempt, as the property is listed.

Council Tax Band F; £3,015.51 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

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. The mains metered water supply is to the house, annexe and adjacent farm. The vendor is in the process of installing a new supply to the farm.

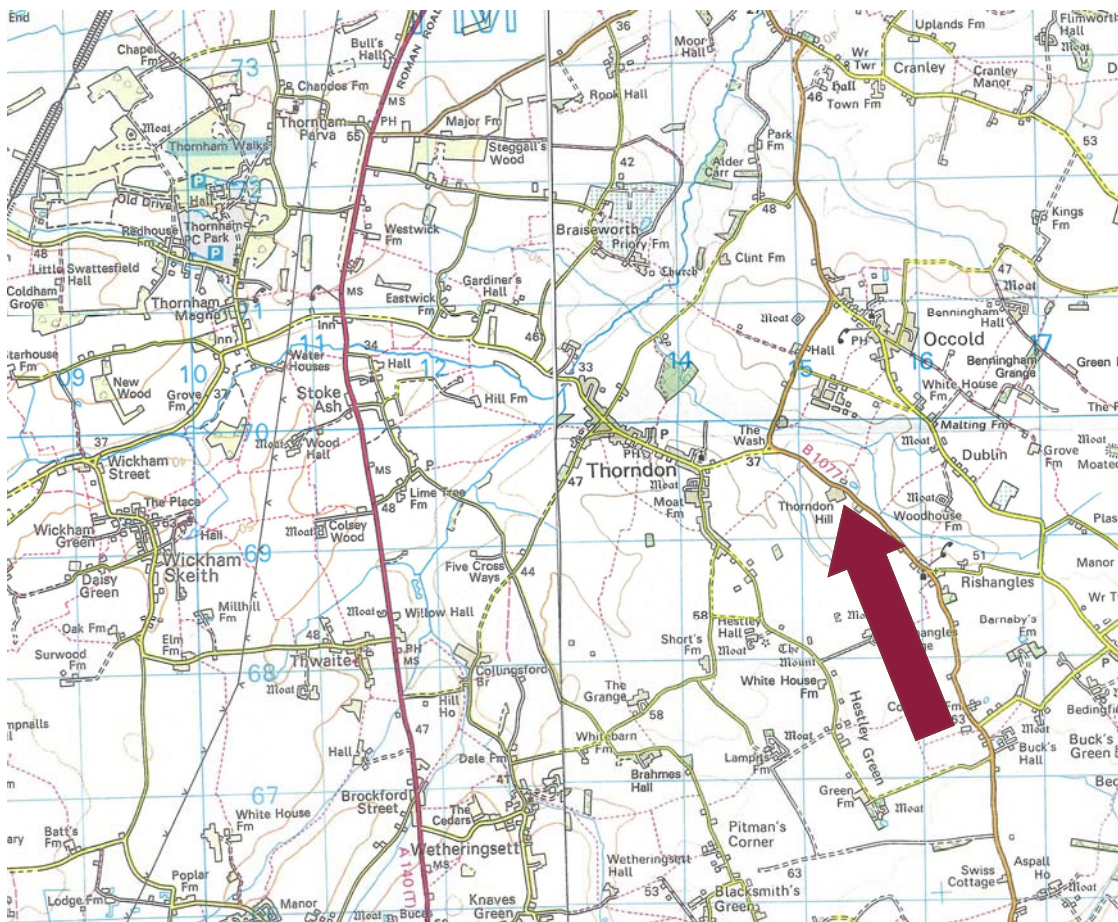
4. As per the plan within these sales particulars, the property is outlined in red and will have a pedestrian right of way over the path shaded yellow.

May 2024

Directions

Heading north on the A140 from the A14, having proceeded through Stoke Ash, turn right where signposted to Thorndon and proceed into Thorndon itself passing the Church on the left hand side and going through the other side of the village itself. At the T-junction turn right and proceed up the hill where Thorndon Hill Farmhouse will be found on the right hand side.

What3Words location: [///scaffold.ribcage.donates](https://www.what3words.com/?q=///scaffold.ribcage.donates)



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