



Illington, Thetford, Norfolk, IP24 1RP

**MARK · EWIN**  
BURY ST EDMUNDS

With a much sought after rural setting and sitting in approximately 0.77 of an acre is this charming unlisted four bedroom detached Farmhouse. The property offers flexible accommodation and exhibits a wealth of character with exposed beams and attractive Inglenook fireplaces, the property is further enhanced by the double garage, substantial workshop and delightful rural environment.

The storm porch provides access to the property commencing with a large welcoming reception hall with substantial red brick fireplace alcove, the character of this fine farmhouse is immediately evident with attractive exposed beams and joists. From here there is access to the dining room. This offers a dual aspect and generous space, with red brick fireplace containing a wood burner. A solid oak floor finishes the room nicely.

Heading back to the reception hall, there is access to the sitting room and kitchen, the sitting room again offering a delightful Inglenook fireplace with substantial bressumer, containing the wood burning stove. The sitting room is of a good-size and offers access to the garden via French doors. The kitchen offers a range of wall and base level units with plenty of space for a table and chairs if desired. From the kitchen you can gain access to the rear lobby with a utility room and a shower room beyond.

The property offers more ground floor accommodation to include two further receptions rooms, currently used as study/offices, and also a garden room. The garden room is enhanced by the redbrick fireplace with the original 'hot oven' also evident, the room offers two sets of French doors opening the garden making for a light and bright space, further enhanced by the conservatory beyond.

On the first floor, the property offers four good size bedrooms and the family bathroom completes the accommodation on offer.

Moving outside, the property offers a double garage, plentiful off road parking and also a large workshop. The extensive gardens are an attractive feature of the property being predominantly laid to lawn and offering an array of mature trees and planting, along with several fruit trees including apple, pear, plum, damson and fig to name a few. In early spring the garden enjoys an impressive display of snowdrops.

Services: Mains Electricity, Private Bore Hole Water, Private Drainage (Water Treatment Plant), Oil Fired Central Heating. We understand from the sellers that full fibre broadband is in the process of being installed.



### Directions

From Diss proceed along the A1066 through Roydon and Bressingham. On entering the village of Garboldisham turn right by The Fox public house. Follow this road for some distance through the village of East Harling and continue through Larling. Follow the road under the A11 and take a left hand turn and immediately right. Follow the road into Illington. Continue past Hall Farm which is on the right-hand side. A short distance past this there is a track on the right hand side which leads to a large redbrick barn conversion and Serendip. Take the track and - the property will be found at the very end of the no through lane.

### Location

Illington is now a hamlet sitting equidistant between the larger villages of Wretham and Larling. Despite its size it's well connected. Thetford, with its supermarket, cinema and well known grammar school, is a short drive away, while both Norwich and Bury St Edmunds are approximately half an hour away by car.

## Accommodation:

Reception Hall 15' 2" x 11' 9" (4.63m x 3.57m)

Dining Room 15' 2" x 19' 1" (4.63m x 5.81m)

Sitting Room 15' 2" x 21' 9" (4.63m x 6.63m)

Garden Room 21' 3" x 17' 11" (6.47m x 5.46m)

Conservatory 7' 10" x 15' 4" (2.38m x 4.67m)

Kitchen Breakfast Room 13' 10" x 14' 4" (4.22m x 4.36m)

Rear Porch 7' 2" x 6' 4" (2.18m x 1.93m)

Utility Room 7' 2" x 6' 11" (2.18m x 2.11m)

Shower Room

Study 13' 4" x 10' 1" (4.06m x 3.07m)

Office 13' 10" x 13' 11" (4.22m x 4.23m)

First Floor Landing

Bedroom One 15' 2" x 16' 10" (4.63m x 5.13m)

Bedroom Two 15' 2" x 18' 3" (4.63m x 5.56m)

Bedroom Three 11' 5" x 12' 8" (3.49m x 3.85m)

Bedroom Four 11' 5" x 9' 11" (3.49m x 3.02m)

Bathroom 11' 9" x 7' 11" (3.57m x 2.42m)

Outside

Workshop 40' 3" x 10' 10" (12.28m x 3.31m)

Double Garage

In all Approx 0.77 of an Acre

Additional Information:

Council Tax Band: F

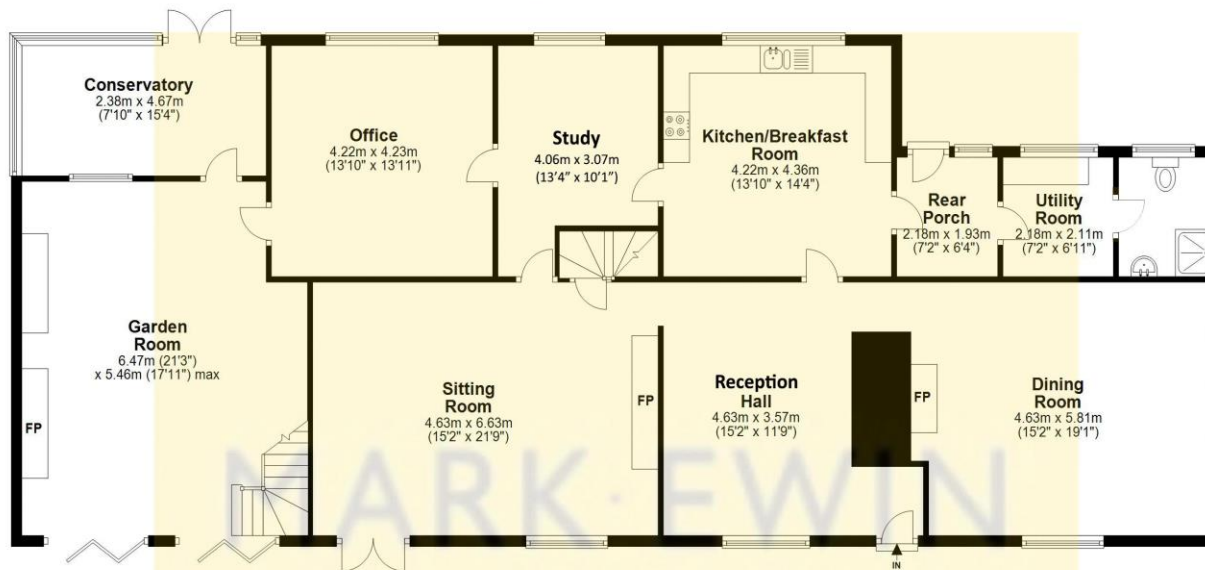
EPC Rating: E

Tenure: Freehold

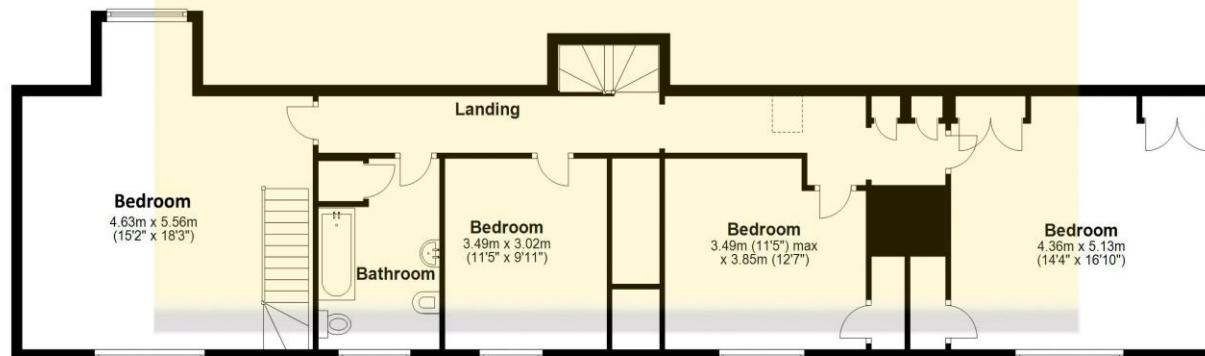
Offers Over £700,000  
Freehold



**Ground Floor**  
Approx. 190.9 sq. metres (2055.1 sq. feet)



**First Floor**  
Approx. 109.1 sq. metres (1174.4 sq. feet)



Total area: approx. 300.0 sq. metres (3229.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

