



Long Thurlow Road, Great Ashfield, Bury St. Edmunds, Suffolk, IP31 3HY

**MARK · EWIN**  
BURY ST EDMUNDS



A beautifully preserved Grade II Listed cottage, painted in a warm heritage yellow with a traditional thatched roof and dating back to the early sixteenth century, this historic home provides a wealth of character and immaculately presented accommodation.

The accommodation comprises an entrance porch leading to an inviting entrance hall with a classic cottage staircase leading to the upper floor. To the left, the characterful dining room offers double-aspect views, with exposed timbers and a feature inglenook brick fireplace with fitted backlighting. 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 and sea grass carpet. The sitting room leads to a dual-aspect study or snug, perfect as a work-from-home space or reading room with sea grass carpet and another winding wooden staircase leading to the principal bedroom. From the study, a family bathroom can be found, adorned with a delightful free-standing ball and claw bath, a wash basin and toilet and traditional herringbone tile flooring and exposed beams.

The spacious open-plan kitchen/breakfast room is beautifully appointed with traditional terracotta pavement tiles and fitted with attractive cupboards, solid wood worktops and a large Butler sink. A spacious brick inglenook offers room for an Aga or large oven and the room offers plenty of space for a fridge freezer, dishwasher and washing machine. The kitchen opens seamlessly into a bright sunroom, ideal for dining, entertaining, or simply enjoying the garden views. A recent single-storey extension has enhanced the property further, adding a spacious double bedroom with garden views, leading to the existing shower room complete with a modern suite and is ideal as a guest bedroom. Moving to first floor, the principal bedroom is accessed via one staircase and benefits from a dressing area and en-suite. Another bedroom is accessed from the entrance hall and both rooms have exposed chimney breasts with open fireplaces and beautiful exposed beams with recently fitted comfortable carpets.

The property features a spacious gravel drive, providing ample turning space and off-road parking. The rear garden, primarily laid to lawn are enhanced by attractive flower and shrub borders with mature fruit trees. An attractive heritage patio offers plenty of space for seating and entertaining. The property is complemented by several outbuildings, including a large, summer house, Suffolk-style black barn home office equipped with heating and power, providing a perfect space for remote working, a double garage and home gym or workshop, both with power and heating.

Additional Information:  
Mobile Coverage: EE, O2, Three are listed as 'likely' with Vodafone listed as 'limited' in this area. (Source Ofcom)  
Broadband: Standard & Superfast are available in this area. (Source Ofcom)  
Services: Mains Electric, Water and Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)

Agents note: As per the Estate Agents Act 1979 we hereby disclose that a personal or connected Interest exists in the sale of this property.

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### Directions

Proceed out of Bury St Edmunds on the A14 towards Ipswich. Take the slip road signposted Elmswell and at the roundabout take the third exit into the village of Elmswell. Upon entering the village turn left into School Road. At the T junction turn left onto Station Road and proceed over the railway track, continue along this road as it turns into Elmswell Road. Turn right onto Ashfield Hill and right again onto Long Thurlow Road where the property can be found.

### Location

Great Ashfield is on the edge of the village of Elmswell. Elmswell offers a range local shops, post office, chip shop, Chinese, nursery and pubs. There is also the train station and good access to the A14 towards Ipswich and Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.



## Accommodation:

Entrance Hall

Sitting Room 14' 9" x 15' 6" (4.49m x 4.72m)

Snug/Study 10' 4" x 15' 6" (3.14m x 4.72m)

Dining Room 16' 10" x 14' 2" (5.13m x 4.32m)

Kitchen 14' 9" x 10' 0" (4.49m x 3.06m)

Utility Area 7' 10" x 10' 8" (2.38m x 3.24m)

Sun Room 10' 2" x 9' 10" (3.09m x 3.00m)

Ground Floor Bathroom 13' 5" x 5' 5" (4.10m x 1.66m)

Ground Floor Bedroom 12' 1" x 14' 6" (3.68m x 4.43m)

Shower Room 9' 5" x 4' 4" (2.87m x 1.33m)

Bedroom 15' 3" x 15' 2" (4.65m x 4.62m)

Dressing Room 10' 1" x 9' 3" (3.07m x 2.81m)

Ensuite 7' 10" x 5' 9" (2.39m x 1.76m)

Bedroom 14' 9" x 15' 2" (4.50m x 4.62m)

Front & Rear Gardens

Large Driveway

Double Garage 15' 2" x 19' 2" (4.62m x 5.83m)

Gym/Workshop 16' 3" x 13' 9" (4.96m x 4.18m)

Summer House 14' 6" x 16' 2" (4.43m x 4.94m)

Office 13' 7" x 11' 11" (4.13m x 3.62m)

Additional Information:

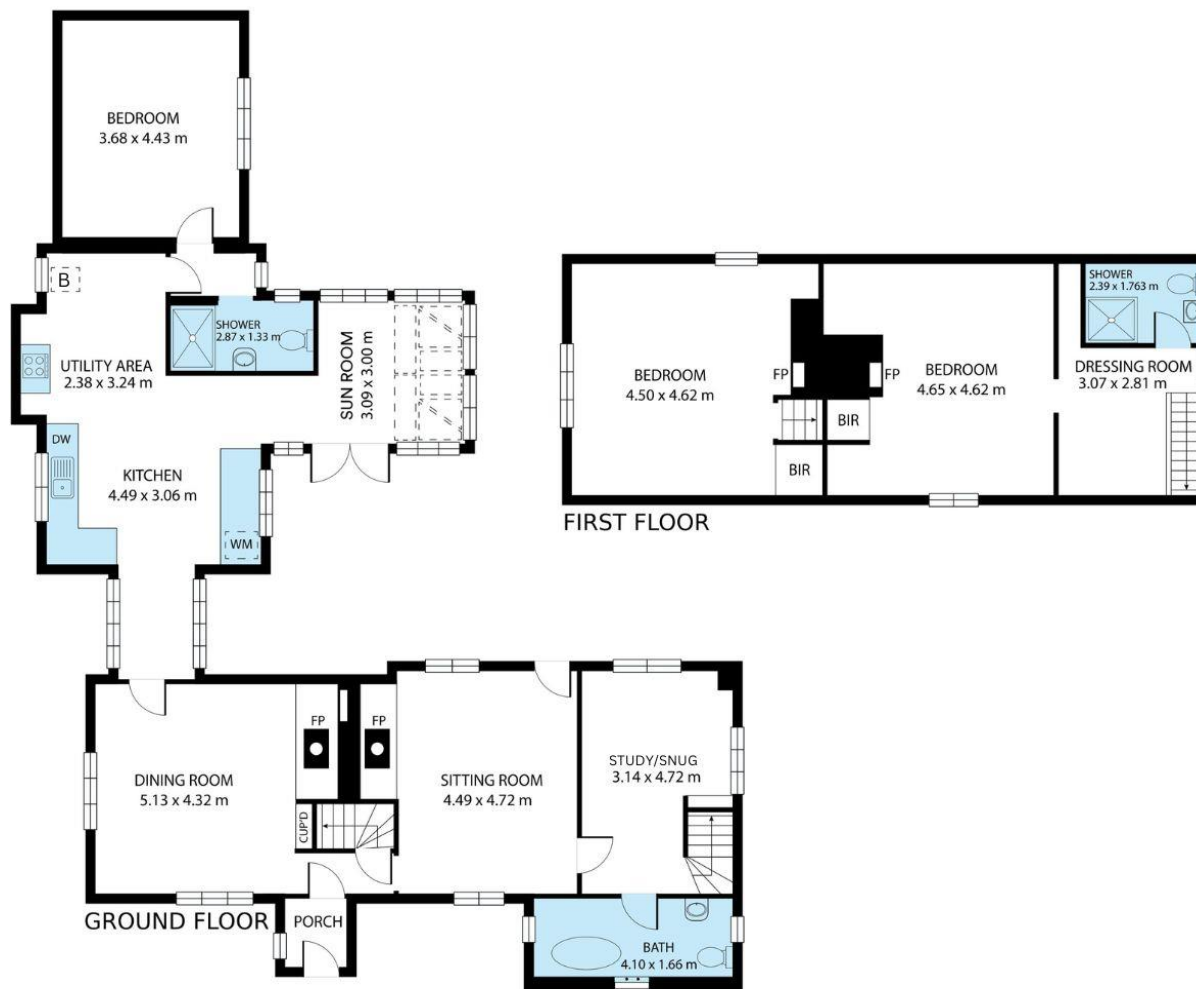
Council Tax Band: E

EPC Rating: N/A

Offers Over £650,000  
Freehold







Long Thurlow Road, , Suffolk, IP313HY

TOTAL APPROX. FLOOR AREA 194 SQ.M

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 error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**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.

[www.markewin.co.uk](http://www.markewin.co.uk)

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

