



Greenacre

The Green | Thorpe-Morieux | Bury St. Edmunds | IP30 0NZ

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This remarkable property stands out for its unique design and timeless appeal, presenting a fabulous opportunity to own a country home with a wealth of character. With its versatile layout, the house features four well-proportioned bedrooms, including one conveniently located on the ground floor with an adjacent shower room, perfect for flexible living arrangements. Set within approximately 0.87 acres of stunning grounds, this home makes a striking first impression with its sweeping in-and-out driveway, providing ample parking and complemented by two spacious garages. The expansive gardens, framed by lush greenery, A truly exceptional home for those seeking both elegance and comfort in a picturesque countryside setting.

This property is nestled along a tranquil lane in Thorpe Green, on the outskirts of the charming Suffolk village of Thorpe Morieux.

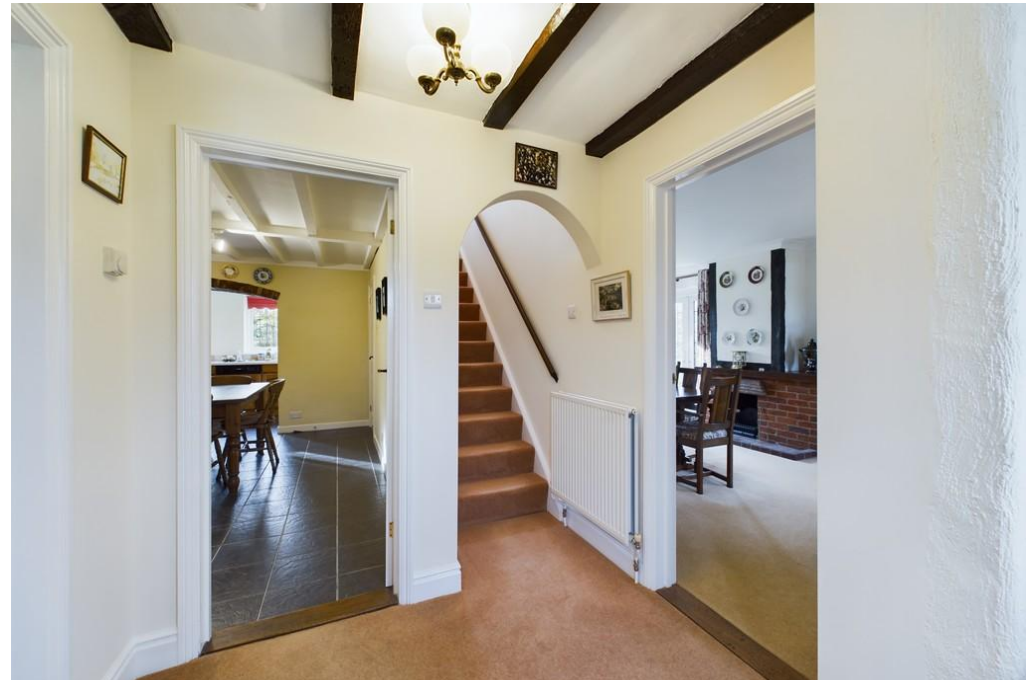




Step Inside

Upon entering, you are greeted by a spacious and welcoming entrance hall adorned with charming, exposed beams, setting the tone for the home's character. The hall provides access to a cloakroom fitted with a WC and hand wash basin for convenience. Opposite, the formal dining room, offering versatile use as a snug or sitting area. This inviting space features a striking central fireplace and French doors that open out onto the patio terrace, perfect for indoor-outdoor entertaining. Moving through, the breakfast room provides a bright and airy space with ample room for casual dining. It connects seamlessly to the back porch, which offers direct access to the garden. The breakfast room also flows into the kitchen, which is well-equipped with a range of wood-effect base units. There is space for a freestanding Rangemaster cooker with an extractor fan above, and integrated appliances include a refrigerator, freezer, and Bosch dishwasher. A window overlooks the rear garden, adding natural light, while a door opens to a generously sized pantry cupboard with fitted shelving and a water softener. Continuing along the ground floor, you'll find a shower room featuring a walk-in shower cubicle and a skylight that bathes the space in natural light. Across the hall, a spacious double bedroom offers integrated wardrobes and a dressing table, ideal for comfortable living or guest accommodation. At the end of the hallway lies the well-appointed living room, a true centrepiece of the home. Its character shines through with exposed timber beams on the walls and ceiling, while a stunning central fireplace with a mellow red brick surround, tiled hearth, and inset wood-burning stove creates a cosy and inviting ambiance.

The first floor opens onto a bright and airy landing area, featuring windows that provide views of the garden. This level offers three well-appointed bedrooms. Bedroom four, currently used as a home office, can easily serve as a bedroom. Bedroom three is a comfortable double room, complete with fitted wardrobes for ample storage. The second bedroom is particularly spacious, designed as a large double with windows that overlook the front gardens. It also benefits from triple fitted wardrobes. Completing this floor is the family bathroom, with a WC, pedestal sink, a panel bath with tiled surround and shower attachment, and a heated towel rail for added comfort and convenience.





Step Outside

The property is set back from a quiet country lane and surrounded by picturesque countryside, offering a peaceful and private setting. The house is sat within approximately 0.87 acres of beautifully landscaped gardens, bordered by a rich variety of mature plants, hedges, and trees that enhance its tranquil charm. A stone-paved terrace wraps around the property on three sides, providing an ideal space for outdoor entertaining. The property also includes a versatile studio, fully equipped with power and lighting, currently serving as an artist's workspace but suitable for a variety of purposes. A connecting door leads into a workshop, adding further practicality.

Approached via a sweeping gravel driveway with dual access points, the property provides a grand entrance and ample parking. It features both an integral garage, which presents a great conversion opportunity to expand the plentiful ground floor living space, and a detached garage with an electric up-and-over door, both fitted with power and lighting. Additionally, a stable block offers ideal storage solutions, completing the appeal of this exceptional



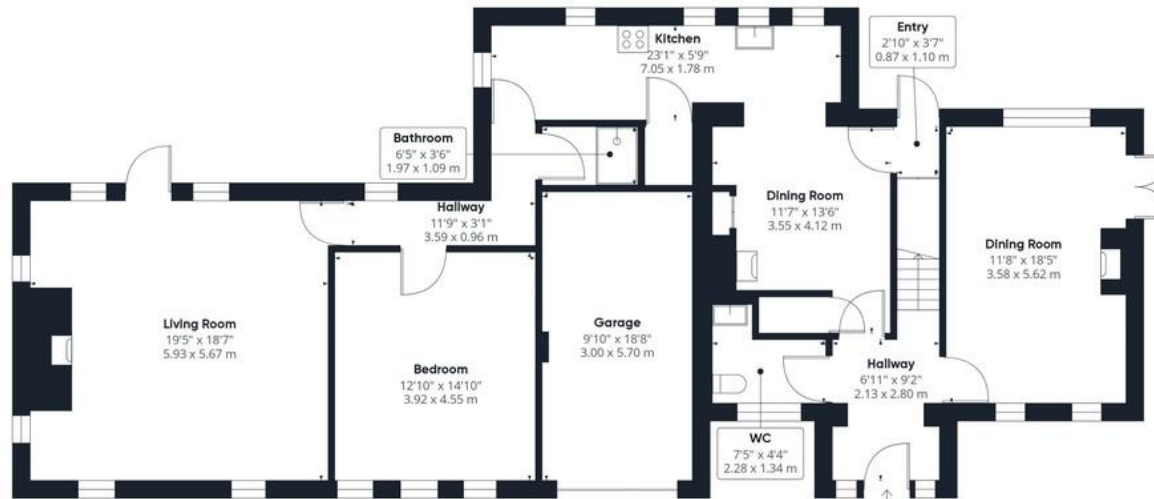
Location

Thorpe Morieux is a charming rural village defined by its winding lanes and countryside views. The village is also in catchment of numerous schools including Old Buckenham Hall. Situated just 3 miles from Lavenham, benefitting from this vibrant community which offers a wide array of amenities. The historic town of Bury St Edmunds is approximately 10 miles away, while the A14, located about 9 miles from the village, provides convenient access to Cambridge, Ipswich, Stansted Airport, and London.



Services

- EPC – E
- Council Tax Band – F
- Mains Water
- Mains Electric
- Oil Fired Heating
- Drainage – Septic Tank



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1916.31 ft²
 178.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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. In ternal 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. Copyright © 2023 Fine & Country Ltd. **Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.**





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