



Cedars House
Thurston, Suffolk.

**DAVID
BURR**



CEDARS HOUSE, IXWORTH ROAD, THURSTON, SUFFOLK. IP31 3QE

Thurston is a popular and convenient village with good range of local amenities including mainline station, post office and general stores, primary and well-regarded community college, two public houses, church and garage. The A14 linking the Midlands, the East Coasts Ports and London via the M11 is approximately 2 miles. The cathedral town of Bury St Edmunds is approximately 5 miles and has an excellent range of schooling, shopping, recreational and cultural facilities.

A substantial detached Manor House of over 5,500 square feet in this well-served Suffolk village. The property has well-appointed and free flowing accommodation arranged over two floors with the useful addition of a cellar and generous, well-maintained gardens in the region of 0.5 acres, well-screened by evergreen hedging to the rear. The property has been subject to a steady programme of restoration and renovation during the current owner's tenure and now presents to a high standard with 6 reception rooms and 6 bedrooms.

A substantial Manor House retaining unlisted status with well-balanced accommodation in excess of 5,500 square feet in grounds of approximately 0.5 acres.

Entrance door to;

ENTRANCE HALL: A grand space providing access to all wings of the property. Parquet flooring. Wood panelling to walls believed to come from an original Greene King building. Door to;

DRAWING ROOM: 19'4 x 18'1 (5.90m x 5.50m). A spacious reception room with inset wood burning stove on a brick hearth. Double aspect sash windows to front and side.

STUDY/HOME OFFICE: 12'2 x 12' (3.70m x 3.65m). A versatile space with sash windows to front. Feature fireplace inset with hearth.

SITTING ROOM: 15'7 x 13'3 (4.75m x 4.05m). A cosy reception room with window to side aspect. Feature inset wood burner.

DINING ROOM: 21'10 x 16'3 (6.65m x 4.95m). A grand dining hall with high ceilings and ornate fireplace. Double French doors leading to the garden room.

KITCHEN/BREAKFAST ROOM: 21'10 x 9'10 (6.65m x 3.00m). Divided into two defined areas and fitted with a matching range of wall and base units with two inset sinks with drainers and stainless-steel mixer taps over. Rangemaster oven with extractor over. Built-in dishwasher. Space for two fridge/freezers and other white goods. The kitchen is home to a (approximately) 40 foot deep well which was uncovered during renovations and is now a retained feature with a glass overlay and inset light. Door to;

UTILITY: With tiled flooring. Ample storage space. Spaces for white goods.

GARDEN ROOM: 43'x 10'6 (13.10m x 3.20m). A substantial addition spanning the rear of the property, recently benefitting from new flooring. A light and airy space useable all year round with access to the rear terrace and views to gardens.

ENTERTAINMENT ROOM: 16'5 x 11'8 (5.00m x 3.55m). A versatile space currently being used as a games room. Windows to front and side. Built-in storage and spotlighting. Door to;

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PLAYROOM: 15'9 x 13'3 (4.80m) x 4.05m). A versatile reception room with door to Garden Room and to:

STORE: 12'6 x 6'3 (3.8m x 1.90m). A useful storage space, formerly a cloakroom.

SHOWER ROOM: 7'10 x 6'11 (2.40m x 2.10). Partly tiled with walk in shower and white suite comprising W.C. and hand wash basin. Heated towel rail. Underfloor heating.

CLOAKROOM: White suite comprising W.C. and wash basin.

CELLAR: Access the entrance hall with two storage areas 11'8 x 6'5 (3.55m x 1.95m) and 7'9 x 8'5 (2.35m x 1.95m).

First floor

LANDING: A light and spacious areas with high ceilings.

MASTER BEDROOM: 20'2 x 17'3 (6.15m x 5.25m). An imposing super king size suite with built-in storage and double aspect windows. Feature fireplace with stone hearth surround. With pillars defining the entrance to the;

EN SUITE: Comprising slipper bath, Jack and Jill sinks with mixer taps over and W.C. Heated towel rail. Storage cupboard.

BEDROOM 2: 16'1 x 14'11 (4.90m x 4.55m). Window to rear. Feature wood burning stove. Ample built-in storage. Dressing area with access to loft. Door to;

EN SUITE: Comprising panelled bath, W.C. and hand wash basin. Heated towel rail. Window to front aspect.

BEDROOM 3: 16'9 x 13'7 (5.10m x 4.15m). Another double room with feature inset fireplace. Window to rear. Door to;

JACK AND JILL SHOWER ROOM: Shower with drencher head over, W.C. and hand wash basin. Heated towel rail.

BEDROOM 4: 15'9 x 10'6 (4.80m x 3.20m). Double room with built-in storage and window to side.

BEDROOM 5: 11'0 x 8'8 (3.35m x 2.65m). Window to rear. Space for storage.

BEDROOM 6: 11'0 x 9'10. Window to front. Built-in storage and access to the Jack and Jill shower room.

DRESSING ROOM 1: 11'2 x 9' (3.40m x 2.75m). Ample hanging and storage space. Window to side aspect. Second loft hatch.

DRESSING ROOM 2: 11'2 x 10'10 (3.40m x 3.30m). Built-in wardrobe space again providing ample storage. Window to front.

BATHROOM: Panelled bath, W.C. and hand wash basin. Window to rear.

Outside

Situated in a rural yet accessible location on the Ixworth Road, Cedars House benefits from wraparound gravel driveway offering ample off-road parking for multiple vehicles. The property is set well back from the road with high evergreen trees. The rear garden benefits from a terrace to the rear as well as a substantial kitchen garden including a vegetable patch. The gardens are further complemented by a recent addition of an outdoor entertainment area, set away from the main residence but ideal for al-fresco entertaining on a large scale. There are an array of outbuildings, one of which houses the biomass heating system.

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SERVICES: Mains water and electricity are connected. Private drainage (septic tank). Biomass heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council: 0300 1234000.
Council Tax Band: G – £3,519.07 – 2024/2025.

EPC: D.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone – outside, likely (source Ofcom).

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WHAT3WORDS: ///sleepless.headstone.subsystem.

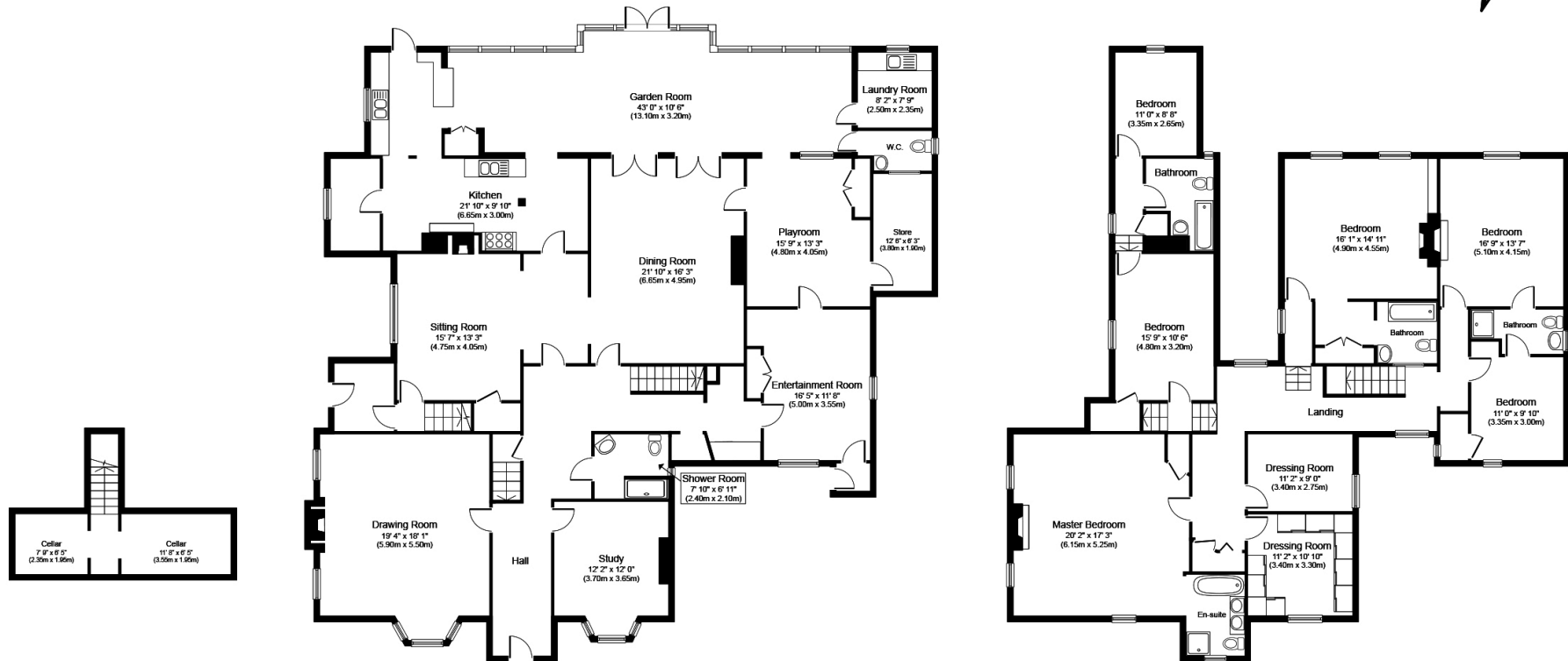
VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St. Edmunds: 01284 725525.

AGENT'S NOTE: Please note the first image is out of date and does not show the neighbouring properties that have been built to the left of the property since the image was captured. This will be updated in due course but for further detail, please speak to the agent.

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Basement
Approximate Floor Area
173 sq. ft.
(16.1 sq. m.)

Ground Floor
Approximate Floor Area
3,240 sq. ft.
(301.0 sq. m.)

First Floor
Approximate Floor Area
2,100 sq. ft.
(195.1 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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