



Thurston End, Hawkedon

Guide Price £780,000

LEE WILKINSON

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## Thurston End, Hawkedon

Lee Wilkinson Estate Agents are pleased to offer for sale this spacious and unique single story conversion, located in a small cluster of properties, in Thurston End, in the village of Hawkedon. This brick and flint barn conversion enjoys a quiet, semi-rural village location, with exceptional grounds extending to just under an acre (sts), with flexible living accommodation, and potential for an annexe (subject to the usual consents). Hawkedon, is held with high regard in the local area, and is known for its mix of unique properties as well as the Queens Head public house. Bury St Edmunds, which is approx. nine miles to the north, offers an extensive range of leisure and retail facilities, with Cambridge, Sudbury and Clare other local Towns and City of note, making this a great area for those that need to commute.

Property Ref; LW0712





## Entrance Hall

5.05m x 3.28m (16'6" x 10'9")

Oak entrance door into entrance hall. Tiled floor. Glazed double doors, with additional window side panel into rear courtyard garden. Latch and brace door through to;

## Drawing Room

6.65m x 5.64m (21'9" x 18'6")

A beautifully presented room, with a large Inglenook fireplace, with tiled hearth and wood burning stove inset. Tiled floor. Vaulted ceiling giving a spacious feel, aided by the natural light, from the four windows into this room. Door through to;

## Inner Hallway

Large walk in airing cupboard, access to loft space and two windows overlooking the courtyard. Doors through to;





## Cloakroom

0.97m x 1.89m (3'2" x 6'2")

W/C and cloakroom hand basin with tiled splashback. Tiled floor.

## Master Bedroom

6.78m max x 5.61m max (22'2" x 18'4")

Another superbly proportioned large room, with ample built in storage. Three windows and door through to;

## Ensuite

3.1m x 2.74m (10'2" x 8'11")

Three piece suite comprising large walk in shower enclosure with multi head shower within, W/C and wash basin with marble counter top and storage under. Tiled floor and window to side aspect.

## Bedroom 2

3.47m x 4.28m (11'4" x 14'0")

Another generous room with window to side aspect and door through to;

## Ensuite

1.98m x 2.27m (6'5" x 7'5")

Three piece suite, comprising pedestal wash basin, W/C and panelled bath with thermostatic shower over and glass shower screen. Part tiled walls and tiled floor. Electric shaver point.

## Dining Room

4.76m x 3.57m (15'7" x 11'8")

A naturally bright and airy room with large roof apex window, as well as window to front aspect. Tiled floor. Space for large family dining table. Vaulted ceiling with exposed beams. Opening through to;

## Kitchen

4.73m x 3.92m (15'6" x 12'10")

Fitted with an extensive range of wall and base units with granite worksurface over and ceramic Belfast sink with mixer tap and Quooker boiling water tap over. Central island. Eye-level oven with separate four ring induction hob and extractor over, and set into a chimney breast. Integral freezer, dishwasher, microwave and two fridges. Tiled floor and part tiled walls. Windows to front and rear aspects. Door through to;

## Utility Room

4.72m max x 6.14m max (15'5" x 20'1")

A large utility space, fitted with a range of base units with wooden worksurface over, plus an extensive range of full height storage cupboards, providing plenty of storage. Integral washing machine and water softener. Tiled floor. Windows to front and rear aspects, plus glazed double doors into rear courtyard.





### **Family Room/Home Office** 10.36m x 3.46m (33'11" x 11'4")

A simply stunning room, with potential for multiple uses. Glazed windows and doors run down the length of the room, bringing in ample light, should someone wish to use the room as a studio. Freestanding wood burning stove, with pizza oven over, and set on stone hearth. Lovely range of built in book cases and large desk. Tiled floor and vaulted ceiling with exposed wooden beams.

### **Shower Room** 2.86m max x 1.89m max (9'4" x 6'2")

Three piece suite comprising corner shower enclosure, W/C and wash basin with tiled splash back. Large built in storage cupboard. Heated towel rail and tiled floor.

### **Inner Lobby** 2.08m x 1.85m (6'9" x 6'0")

Access to a second airing cupboard. Door to;

### **Cold Store** 5.35m x 3.68m (17'6" x 12'0")

Previous owners have used this room to store fruit crops from the garden, and it is fitted with a range of purpose built full height storage cupboards, as well as base units with large sink unit. Access to loft space.

### **Double Garage** 5.7m x 8.86m (18'8" x 29'0")

Integral door leading from the cold store room, and fitted with two electric garage doors. Vaulted ceiling, and fitted with power and light.

### **Detached double garage** 5.35m x 7.31m (17'6" x 23'11")

Two electric garage doors, with additional large personal door to the rear. Power and light. Stairs to first floor.

### **Detached double garage 1st floor** 5.35m max x 7.31m max (17'6" x 23'11")

Excellent storage space or would make a perfect conversion opportunity to have a home office away from the property itself. Currently has a large dormer window overlooking the garden and fields beyond.

### **Covered swimming pool** 10.77m x 5.7m (35'4" x 18'8")

Retractable garden pool cover, creating a pool that can be used throughout the year. The cover can slide back for summer use.

### **Greenhouse** 2.75m x 7.58m (9'0" x 24'10")

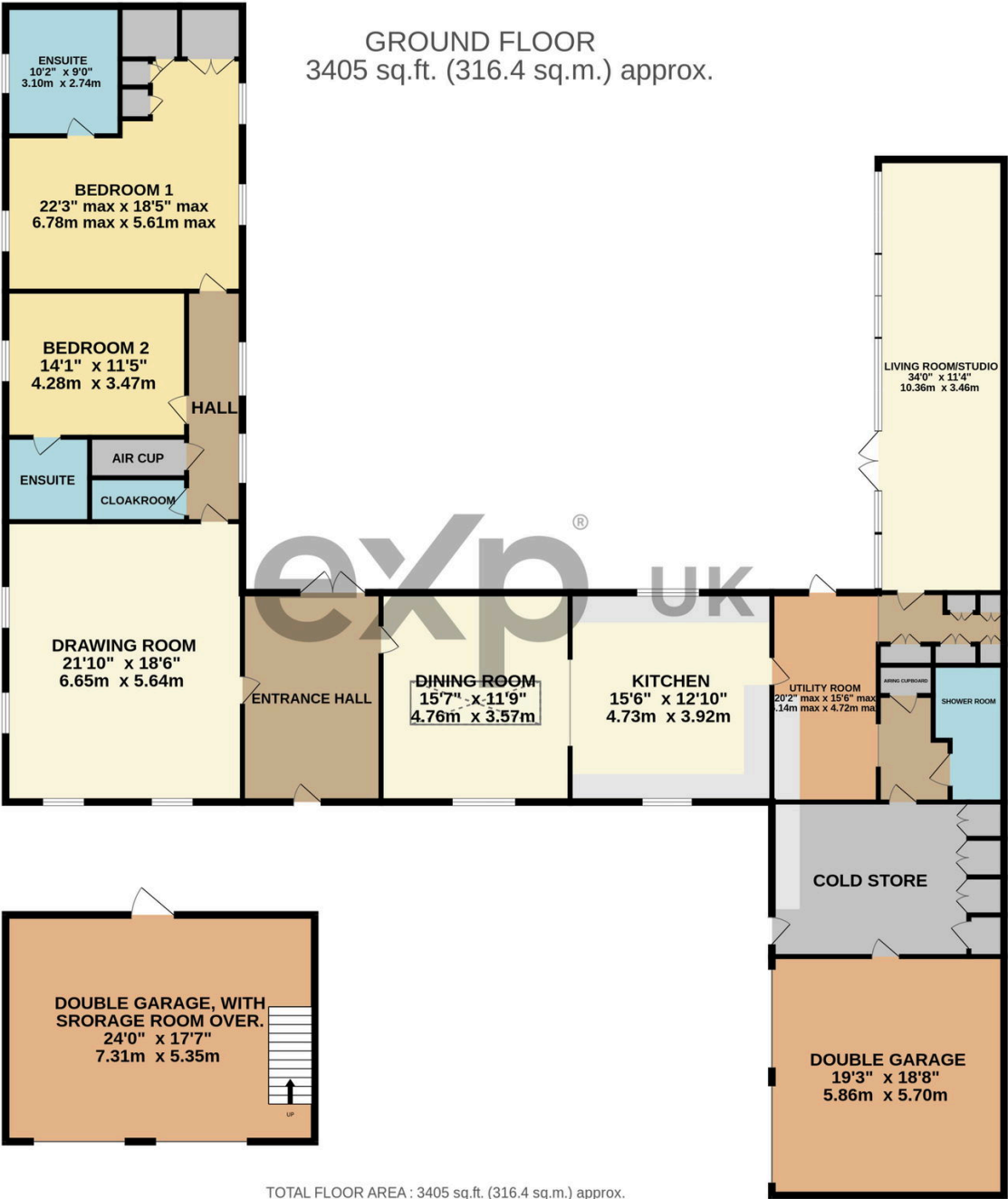
Located within the walled vegetable garden. Brick built base with brick full height wall. A simply superb growing area for any keen gardener. Doors to either end. Power and light.

# Outside

Undoubtedly, one of the highlights of this fabulous property. The property is approached via a gravel driveway, through electric gates, with this area providing parking for numerous vehicles, and leading to both double garages. The garden measures just under an acre (sts), with the majority being laid to lawn. There is a mini orchard with various trees providing an abundance of fruit. There is an in-ground swimming pool, with retractable cover, and adjoining garden building housing the pump, heater and filter with the space for changing facilities should they be required. Large potting shed. Walled vegetable garden which benefits from raised growing beds, large fruit cage, and orangery style grow house. There are also a number of cold frame growing beds, making this a great area for anyone keen on growing their own produce. The garden is enclosed by both wooden fencing and hedging. To the rear of the property is a delightful courtyard garden, providing a sunny, sheltered area, particularly suited to entertaining. Raised brick flower bed, which has been partly converted to incorporate an ornamental fish pond. Block paved and enclosed by fencing and wall.

## AGENTS NOTE

This property benefits from 24 solar panels on a feed in tariff, which last year provided an income of approx. £2200, with this tariff applying until 2035. Separately to this, there are additional panels which provide hot water for the property, as well as underfloor heating via air source heat pump.



TOTAL FLOOR AREA : 3405 sq.ft. (316.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee



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