



The Street, Thornham Magna - IP23 8HB



The Street

Thornham Magna, Eye

NO CHAIN! Located in a picturesque setting with FIELDS to the FRONT and the REAR, this CHARMING GRADE II LISTED, FULLY RENOVATED THREE BEDROOM semi-detached cottage effortlessly blends period features with modern convenience. Having been completely renovated in the past few years by the current owners, the cottage extends to over 1150 sqft (stms) internally, this property boasts TWO PRINCIPAL RECEPTION ROOMS offering versatile living spaces. To the rear there is a well-appointed kitchen/breakfast room complete with a LARGE PANTRY, rear lobby, UTILITY and modern family bathroom with a FOUR PIECE SUITE. On the first floor there are THREE AMPLE BEDROOMS.

Externally there is a generous 0.31-acre plot (stms) surrounding the cottage with expansive lawns and a good degree of privacy all of which provides a tranquil escape. In addition there is possible value added with two impressive receptions one of which is the old Reading Rooms offering an exciting potential for conversion, subject to necessary planning permissions. The sought after village of Thornham Magna offers rural living with the benefit of excellent connections and amenities including two pubs close by!

Council Tax band: D

Tenure: Freehold

- Period Semi-Detached Cottage
- Grade II Listed & Fully Renovated
- Over 1150 SQFT (stms) Internally
- Generous 0.31 Acre Plot (stms)
- Two Principal Receptions
- Kitchen/Breakfast Room With Pantry
- Three Bedrooms, Renovated Shower Room & Utility
- Impressive Outbuildings With Potential To Convert (stp)

Located within the popular village of Thornham Magna, which is found on the north Suffolk borders. The village has proved to be a desirable location over the years, An extensive and diverse range of many day to day amenities and facilities can be found within the market town of Diss along the A140 and found within the beautiful countryside surrounding the Waveney valley. The town has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

SETTING THE SCENE

Approached via The Street in the sought after village of Thornham Magna there is a low level brick wall with hard standing driveway providing off road parking for multiple vehicles. You will find an attractive front garden which is mainly laid to lawn alongside the main front door and a side access with gate onto the rear gardens.



THE GRAND TOUR

Entering via the main entrance door to the front there is a small entrance lobby with access to both receptions in either direction. To the right is the main sitting room with shutters to the front window, a side door, fireplace with tiled hearth housing a woodburner and built in storage also. A rear lobby off the sitting room can be found with stairs to the first floor and a door to the rear garden. Access to the kitchen can also be found in one direction and the utility and bathroom in the other way. The utility offers storage space and wall mounted units as well as space for washing machine and the wall mounted boiler. The bathroom beyond has been completely renovated and tiled with w/c, hand wash basin, separate bath and shower with rainfall head. The kitchen/breakfast room again has been completely renovated with a modern range of wall and base level units and wood worktops over as well as an excellent breakfast bar. Integrated appliances include an electric oven and hob with extractor fan over with space for freestanding fridge/freezer and dishwasher. Beyond the kitchen there is a wonderful traditional walk in pantry with shelving and a water softener. The kitchen gives way to the dining room at the front of the house coming full circle with shutters to the front window and a feature fireplace.

Heading up to the first floor landing you will find three bedrooms. To the front of the house there are two large double bedrooms with the master benefitting from a feature fireplace, cupboard and shutters built in to the window. The adjacent bedrooms also offers shutters built in. The bedroom to the rear is a single room with an adjoining dressing room making it an ideal children's space.

FIND US

Postcode : IP23 8HB

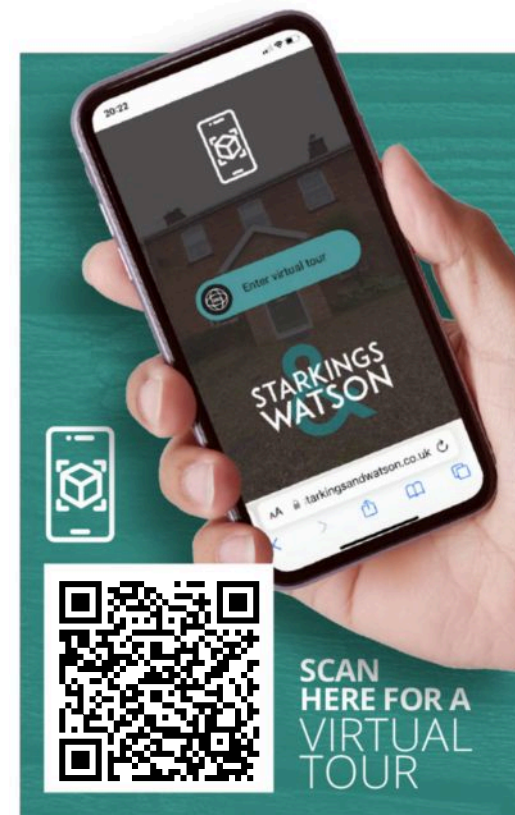
What3Words : ///memo.unwanted.beep

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised the property is Grade II Listed. Mains electricity and water is connected with heating provided by LPG tank and private septic tank for drainage.



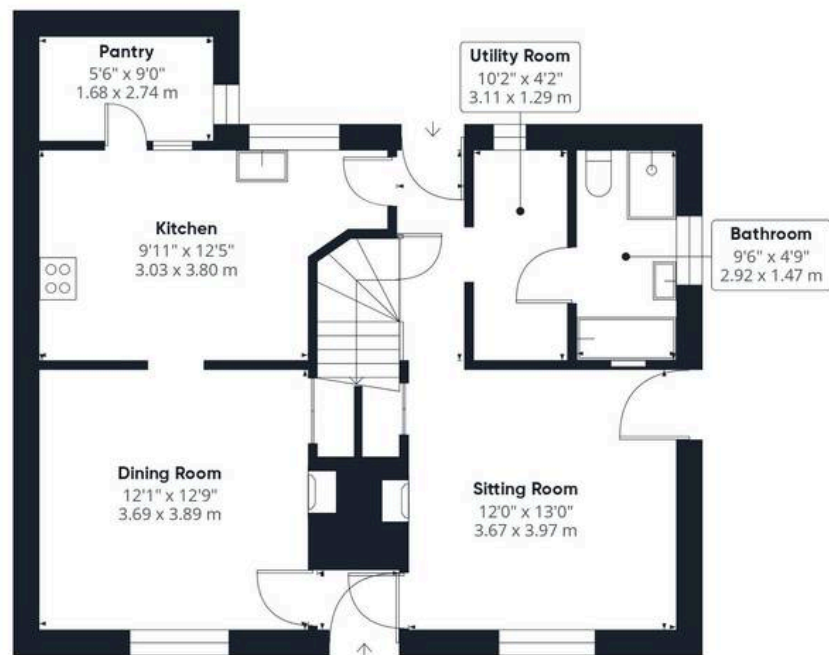




THE GREAT OUTDOORS

The rear garden is very generous in size with a good degree of privacy. The garden is mainly laid to lawn with an array of mature planting and trees with hedging and fencing enclosing. There is a storage shed as well as the Calor gas tank. To the rear of the cottage there is a hard standing patio area which provides access to the first outbuilding ideal for storage. The old reading room is located in the front side garden and offers a range of possibilities whilst also forming part of the Grade II Listing.

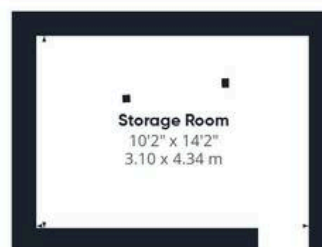




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

1584 ft²

147.2 m²

Reduced headroom

79 ft²

7.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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