

oakheart

£800,000

Offers Over  
Thurston, Bury St. Edmunds



For sale by modern method of auction. Price guide expected between £900,000-£1,000,000 for more information please contact Oakheart.

We are thrilled to introduce this Grade II listed country home, featuring well sized accommodation, equestrian facilities, and well-established gardens. Located on the outskirts of the village of Thurston, this property offers a fantastic opportunity to own an income-generating and versatile home.

Fall in love with the charm and character of this Grade II Listed property dating back almost 500 years. Situated in an idyllic setting, this expansive family home offers the perfect blend of character, comfort, and versatility for countryside living at its very finest.

With original beams, mullion windows, and stone flooring seamlessly complementing modern amenities, Grove Farm's warm and inviting living spaces provide the perfect backdrop for stylish entertaining or intimate gatherings. Take your pick of several reception rooms, each with their own unique appeal. Whether it's the cozy study with a bay window and feature fireplace, drawing room with an inglenook fireplace and doors leading to the garden, or the impressive vaulted ceiling of the dining room, there's no shortage of spaces for family and friends to relax and enjoy.

The heart of the home undoubtedly lies in the kitchen/family room; a light-filled space fitted with an Aga as well as an integrated electric oven and gas hob. The room provides ample space for informal dining while large French doors

open up to stunning views of the garden and pond. Completing the ground floor is a convenient utility room and cloakroom.

Upstairs, the principal bedroom offers a perfect haven with stunning views. The captivating ambience extends to three more double bedrooms and a large family bathroom on the first floor, with an additional two double bedrooms, a bathroom, and separate cloakroom on the second floor.

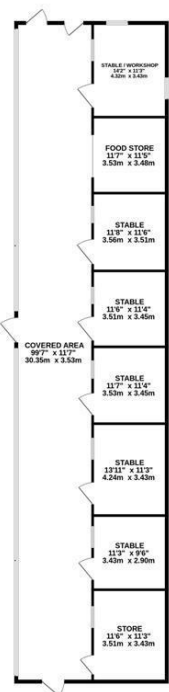




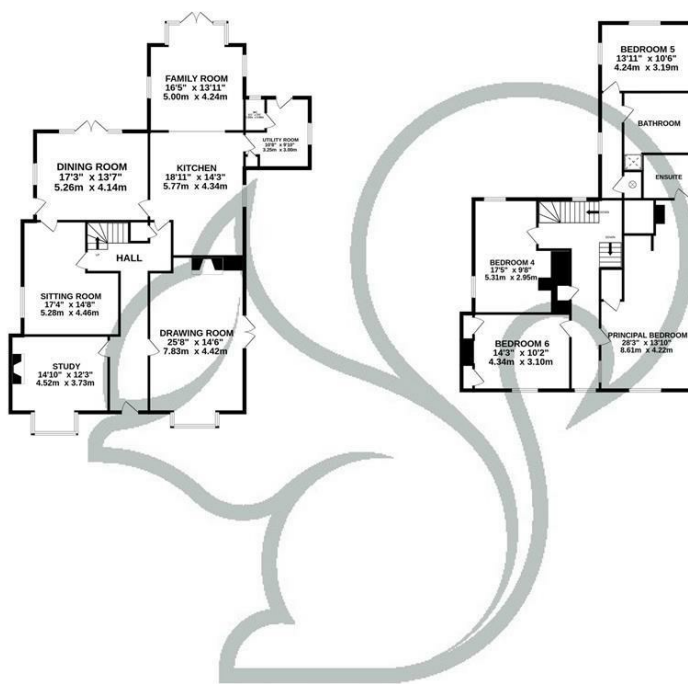




OUTBUILDINGS  
2269 sq.ft. (210.8 sq.m.) approx.



GROUND FLOOR  
1756 sq.ft. (163.1 sq.m.) approx.



1ST FLOOR  
1341 sq.ft. (124.5 sq.m.) approx.

2ND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 5955 sq.ft. (553.2 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 as to their operability or efficiency can be given.  
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Local Authority:  
Mid Suffolk

Tenure:  
Freehold

Council Tax Band:  
G

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Bury St Edmunds  
01284 331077  
bury@oakheartproperty.co.uk  
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

**oakheart**