



Lime Tree Barn, Church Road, Thurston

Sheridans



Lime Tree Barn, Church Road, Thurston, Suffolk, IP31 3RN

An exceptional 3,600 sq ft architect-designed family home, offering beautifully crafted and versatile accommodation ideal for multi-generational living, set within a delightful and private setting.

Built just six years ago to an outstanding standard with meticulous attention to detail, this remarkable and unique property combines contemporary design with traditional craftsmanship. The house features superbly proportioned and flexible living spaces enhanced by a wealth of high-quality finishes, including oak and stone flooring, solid oak doors, vaulted ceilings with exposed oak timbers, feature brickwork, wood-burning stoves, and an impressive oak staircase.

The accommodation, extending to an impressive 3,600 sq ft, includes spacious, light-filled reception rooms and an area currently configured as an annexe with “Airbnb” potential. On the first floor are four generous bedrooms with vaulted ceilings, including a magnificent principal suite complete with dressing room, luxurious en-suite bathroom, and a large west-facing balcony overlooking the gardens.

Benefiting from an air source heat pump and underfloor heating throughout the ground floor, the accommodation in brief comprises: a striking dining hall with limestone flooring, a feature “back-to-back” fireplace with wood burner, and a bespoke oak staircase rising to the first floor. The “live-in” kitchen/dining/family room forms the heart of the home—an ideal space for entertaining—featuring a bespoke fitted kitchen with a central island, quartz work surfaces, and a continuation of the limestone flooring into the adjoining utility room. The adjoining sitting area is centred around the arched, double-sided fireplace with integral wood stores, creating a warm and inviting focal point.

Leading from the kitchen is the splendid vaulted sitting room—an impressive space for relaxation beneath exposed oak beams, with full-width sliding glass doors opening onto the garden terrace.

From here, a rear hall gives access to the garaging, a shower room, and stairs leading to Bedroom 5/ Study.

An inner hall off the main reception area leads to the east wing, which offers excellent annexe potential. Currently arranged as a large study and a versatile bedroom/sitting room with French doors to the garden, this area also includes a well-equipped kitchen and a luxurious en-suite shower room.

Upstairs, the spacious landing incorporates a library/sitting area with south-facing windows and fitted cabinetry. The landing serves four generous bedrooms, including the outstanding principal suite with vaulted ceiling, west-facing balcony, dressing room, and opulent en-suite bathroom featuring a whirlpool bath and separate shower. A further guest bedroom benefits from its own en-suite, while two additional bedrooms are served by the beautifully appointed family bathroom.

Garden & Grounds

The property is approached through redbrick entrance piers with lighting and provision for electric gates, leading to an extensive brick-paved driveway providing parking for up to fifteen cars. The driveway continues to the attached double garage with unique clock tower, twin electric roller doors, and a rear workshop.

The landscaped gardens, extending to just over one-third of an acre, are mainly laid to lawn and include a large sandstone terrace—perfect for outdoor entertaining and al fresco dining while enjoying the west-facing aspect and evening sunsets.

Setting

The property is located on a quiet road in one of the village’s most sought-after areas. Thurston is a popular and exceptionally well-served village, offering a range of local amenities including a well-regarded community college, primary school, shop and post office, garden centre, Co-op, church, two public houses, and a railway station.

Ideally positioned just 5 miles east of Bury St Edmunds, Thurston provides excellent access to the A14 dual carriageway, which links to the East Coast ports, Cambridge, and London via the M11 motorway.

Services

Mains electricity and water. Private drainage via treatment plant. Air source heating. Underfloor on ground floor. Radiators first floor.

Council Tax: Mid Suffolk Band: G

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Rivers and Sea (Very Low risk) / Surface water (High) - Vendors have had no issues with flooding.

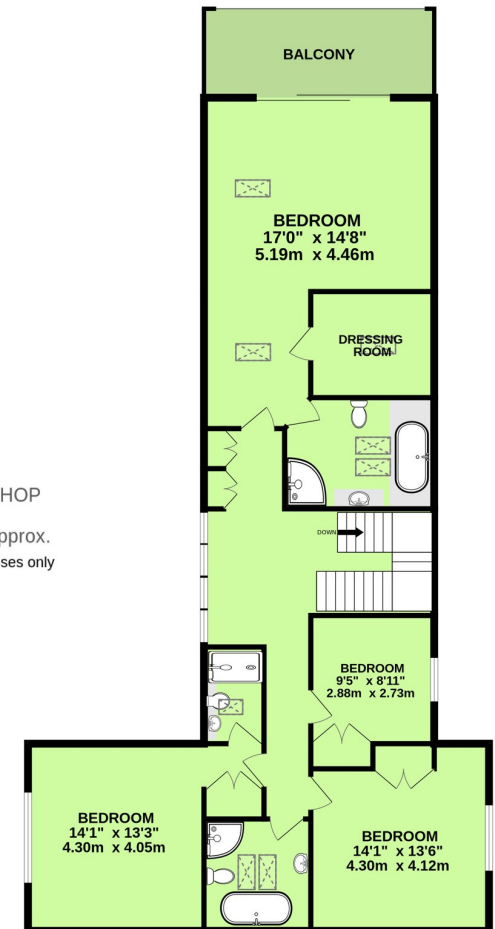
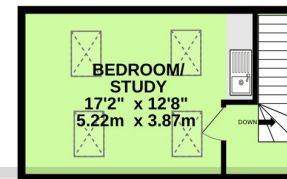
Agents Note - It is understood that planning permission has been granted to build several large executive homes on the land to the rear of the house. For further details please visit the local planning portal.



GROUND FLOOR



1ST FLOOR



FLOOR AREA EXCLUDES GARAGE & WORKSHOP
TOTAL FLOOR AREA : 3595sq.ft. (334.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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