



'HISTORIC FARMHOUSE WITH DEVELOPMENT OPPORTUNITIES'  
Thwaite, Suffolk | IP23 7EE



# WELCOME



If you're looking for a property rich in development potential, this must be it! An ancient Suffolk long house, now a beautiful four-bed-two-bath family home, it's brimming with history and character and comes with several outbuildings including an enormous timbered barn. All await your vision. There are also three glamping pods offering an opportunity to new owners.











- Detached 16th Century Thatched Home
- Grade II Listed
- Useful Outbuildings Plus Three Glamping Pods
- Plot Of Around 1.5 Acres - Further Land May Be Available by Separate Negotiation
- Fabulous Countryside Views
- Four Generous Bedrooms
- Bathroom and En Suite
- Fine Drawing Room
- Excellent Dining Room and Useful Study
- Kitchen and Utility Room

According to the Historic England listing, parts of this classic Suffolk long house could date back as far as the 15th century, meaning over half a millennium of continuous use. Happily, the frame was thoroughly overhauled in the 1990s, new oak beams blending with old, resulting in a structurally sound house that wears its history with confidence.

As is traditional, halls and corridors don't feature. Instead, rooms lead one to another in an easy, often circular flow that offers flexibility of use. Two large reception rooms, oak beams overhead, flank the 17th century stack, in each a large brick inglenook fireplace with woodburning stove – one an unusually large specimen of French ceramic. "When both stoves are lit, it's so toasty the whole house is warm," says the owner who adds that ash trees in the grounds supply a lot of the firewood. Of a similar size, each room will work well as either a sitting room or dining room.

At the west end of the building, a splendid sunroom is a lovely place from where spot wildlife in the garden. The owner reports frequent visits from woodpeckers, deer and hare. Its solid oak construction and lead roof means temperature fluctuations are not an issue, and its adjacency to the kitchen suggests a lovely summer dining room.

At the other end of the house, beyond the current dining room, is a handy home office and, beyond that, a double bedroom in a single-story 1980s addition – thatched and indistinguishable from the rest of the building.

A traditional kitchen at the rear is fitted with country style units in cream wood, hardwood counters and a butler sink. A wide Rangemaster stove – electric and in a beautiful green enamel – fits in nicely with the timeless design.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















































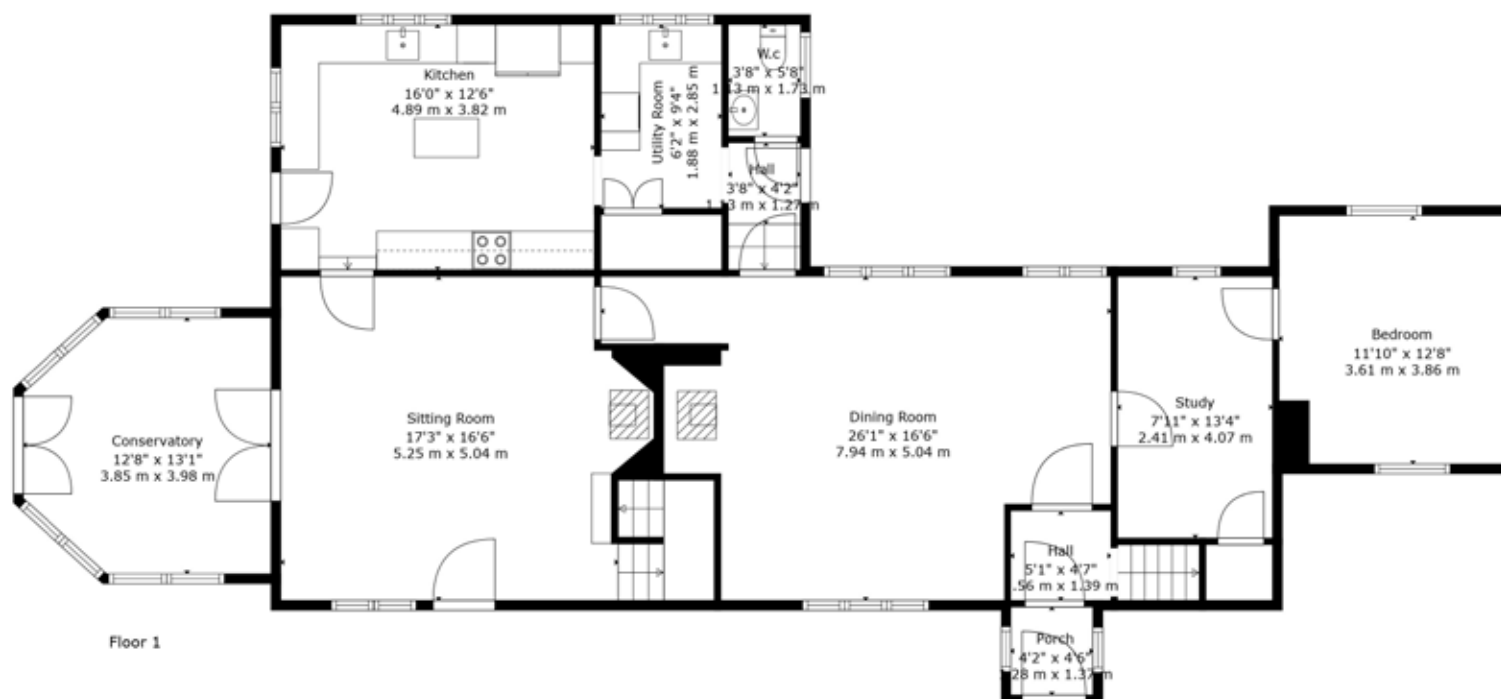








Floor 2



Floor 1

**TOTAL: 2147 sq. ft, 199 m2**  
 FLOOR 1: 1489 sq. ft, 138 m2, FLOOR 2: 658 sq. ft, 61 m2  
 EXCLUDED AREAS: PORCH: 19 sq. ft, 2 m2, LOW CEILING: 177 sq. ft, 15 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.







Of special note is the original brick floor, recently reconditioned. If a larger space were required, it would be worth extending this area – itself a single-storey extension – to create a kitchen-diner. Also downstairs is a WC and a large utility.

Under the thatch are three double bedrooms and two bathrooms in an unusual layout which presents interesting opportunities for degrees of separation. This flexibility of use is afforded by two staircases. One set of stairs next to the chimney stack leads to the master bedroom and en-suite bathroom, set apart from the rest of the first floor like a private apartment. Although you can access the rest of the first floor from these stairs, you probably won't for reasons that become clear when you see the mysterious doorway – the ghost of a historic layout – high up the wall. A second staircase located near the main entrance leads to two further double bedrooms and a family bathroom. There are many ways to use these rooms and staircases; whatever your family requirements, this house can probably accommodate them.

Viewing is urged in order to fully appreciate quite how much is on offer in the accompanying outbuildings. A barn of staggering size, built in the late 1700s of clay lump and with timber roof trusses soaring upwards, has a mezzanine floor and six further rooms on the ground floor. Ripe for conversion, this beautiful old building is sure to get your creative juices flowing.

There are three glamping pods, built in 2020 and recently renovated, which could be utilised by new owners for family, friends or perhaps holiday lets. With fields all around, they would provide a great base for exploring the area.

A charming two-storey brick woodshed also cries out for restoration – a home office? A holiday let? Or maybe left as a picturesque folly?

Two rather more functional black buildings were added by a past owner who was a classic car collector. Whatever you collect, it'll have a home here. Both of considerable size, one is currently in use as a games room – the perfect teen hangout. And, last but not least, another long building of flint currently houses an extensive home gym. One thing's for sure – running out of space is not on the agenda, now or ever.

Two terraces take advantage of the movement of the sun. One, in the lee of the kitchen and dining rooms, is a lovely spot for morning coffee, while the other wraps around the west-facing sunroom and borders a pretty natural pond. The large garden – an acre and a half – is otherwise largely put to grass in several lawns. Surrounded by trees and country views, and set well back from the road, this peaceful slice of heaven awaits you.

A small and pretty village, Thwaite is now partnered with neighbouring Stoke Ash with its post office, village hall and primary school. Although a rural community, it has surprisingly good connections and the current owners have found regular London commutes quite painless. The A140 artery between Ipswich and Norwich is just a minute away by car, while Diss – with fast and frequent rail connections to London, Norwich and Cambridge – is only nine miles away. Stowmarket can be reached in a little over ten minutes and historic Bury St Edmunds with its cathedral, shopping and dining in just half an hour.



# STEP OUTSIDE

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band F

Services: Mains Electricity & Water, Private Drainage (Treatment Plants one for the house and one for the pods), Oil Fired Central Heating

Broadband: current provider is Sky broadband; current owners work from home with no issues. Buyers will need to satisfy themselves as to speeds with their chosen provider.

Mobile phone: O2 was fine no other networks tested, Buyers will need to satisfy themselves as to how other networks perform in this area.

Thatch: The main thatch is reed, and the ridge is straw-following inspection by two Thatchers, the current owners have booked a thatcher in for 2025 to redo the ridge - they will leave the booking in place and pass this onto the new owner.

Access: Access via a concrete farm track, joint responsibility for maintenance.

Directions: Proceed from the market town of Diss in a southerly direction along the A140. Just before The Walnut Tree Vegetarian Restaurant which is on the left-hand side take a right hand turn signposted Cotton and Wickham Skeith. Follow the road for a short distance through the village of Thwaite. As you are about to leave the village take a right hand turn onto a farm track. Follow the track past some farm building and the property will be found directly in front of you at the end of the track.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property [///scrolled.lance.airbag](https://scrolled.lance.airbag)

Postcode- IP23 7EE

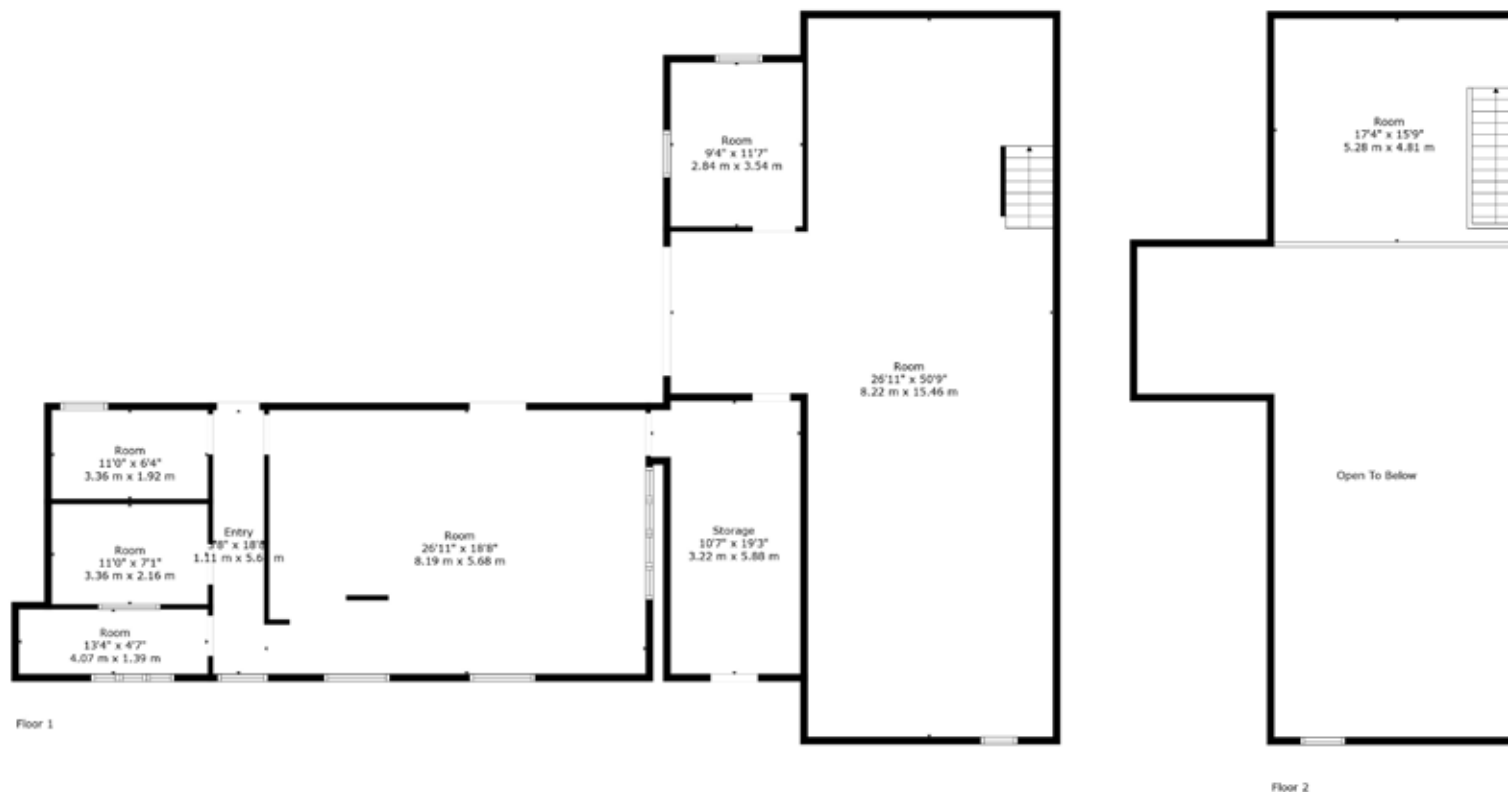


## PLEASE NOTE

There are three glamping pods at the property.

There is an identical size building to the Games Room which is shown above, the other building is currently used as a garage.





**TOTAL: 115 sq. ft, 11 m2**  
**FLOOR 1: 115 sq. ft, 11 m2, FLOOR 2: 0 sq. ft, 0 m2**  
**EXCLUDED AREAS: ROOM: 2009 sq. ft, 187 m2, STORAGE: 181 sq. ft, 17 m2, ENTRY: 68 sq. ft, 6 m2,**  
**OPEN TO BELOW: 700 sq. ft, 65 m2**

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