



Rowan Cottage,  
Ashfield Road, Long Thurlow, IP31 3HY

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# Rowan Cottage

Tucked away within the peaceful Suffolk hamlet of Long Thurlow, Rowan Cottage is an exceptional Grade II listed residence of immense charm, history and individuality. Believed to date from the 16th century, with significant remodelling undertaken during the 18th century, this enchanting, detached home sits within approximately 0.59 acres of beautifully landscaped gardens and grounds, offering a rare combination of heritage, comfort and refined country living.

Approached via a sweeping shingled driveway and set well back from the lane behind mature planting and established hedging, the cottage immediately conveys a sense of privacy and tranquillity. An impressive oak-framed double cart lodge provides generous parking, while the gardens beyond create a setting of extraordinary beauty and seclusion. Throughout the house, original period details have been thoughtfully preserved, from exposed wall and ceiling timbers to magnificent inglenook fireplaces with wood-burning stoves, while modern enhancements ensure the property is perfectly suited to contemporary living.

The result is a home of remarkable warmth and authenticity — a quintessential Suffolk cottage immersed in nature, yet exceptionally well connected to the surrounding villages and historic market towns.





# Step Inside

Rich in character and atmosphere, the interiors of Rowan Cottage unfold across two floors, connected by two original staircases that add both practicality and architectural interest. Every room reflects the heritage of the home, with exposed beams, handcrafted timber details and leaded windows creating an unmistakable sense of history and craftsmanship.

At the heart of the cottage are two beautifully proportioned reception rooms, each centred around striking brick inglenook fireplaces with wood-burning stoves beneath substantial Bressemer beams. The sitting room offers an inviting retreat for relaxed evenings, while the dining room provides a wonderfully atmospheric setting for entertaining and family gatherings. A separate study creates an ideal home-working space, quietly positioned within the ground floor accommodation.

The recently refurbished kitchen and breakfast room has been exceptionally well appointed in a timeless shaker style, combining elegant quartz work surfaces with integrated appliances and a traditional ceramic Butler sink. A Stanley oil-fired range cooker serves both as a striking focal point and as part of the home's central heating and hot water system. Triple-aspect windows flood the room with natural light, while French doors lead directly into the sunroom and gardens beyond.

The sunroom itself enjoys uninterrupted views across the south-facing gardens and opens onto a timber deck, seamlessly connecting the interiors with the surrounding landscape. Here, the original operational well remains a fascinating feature of the property, illuminated beneath a glass cover and still supplying water to the gardens.

The accommodation offers excellent versatility, with three beautifully individual bedrooms arranged across both floors. The ground floor bedroom enjoys direct access onto the rear gardens through French doors, while the principal first-floor bedroom benefits from fitted oak wardrobes, dual-aspect windows and a charming leaded feature window. A further first-floor bedroom reveals exposed beams bearing original hand-carved assembly markings dating back to the cottage's earliest construction.

Additional accommodation includes a stylish ground floor shower room, utility room and an en-suite shower room serving the principal bedroom, all thoughtfully designed to complement the character of the house.





# Step Outside

The gardens and grounds of Rowan Cottage are among its most captivating features, thoughtfully designed and meticulously maintained to create an enchanting and private outdoor setting. Beautifully established, they provide year-round colour, texture and interest that perfectly complement the timeless character of the cottage.

To the front, the neat lawn is framed by mature beech hedging and specimen planting, including the Rowan tree from which the property takes its name. Beyond the house, the rear gardens unfold into a series of interconnected spaces designed for relaxation and enjoyment of the natural surroundings.

Immediately adjoining the cottage is an Indian sandstone terrace bordered by fragrant lavender and timber sleeper edging, creating an elegant setting for outdoor dining and entertaining. Meandering shingled pathways lead through expansive lawns and deeply planted borders filled with perennials, flowering shrubs and ornamental planting arranged for seasonal beauty throughout the year.

A superb collection of mature specimen trees includes Indian bean tree, golden locust, Comus Kousa and walnut, alongside productive apple and plum trees. Arbours adorned with climbing roses, jasmine, honeysuckle and clematis add further charm and structure, while carefully maintained boundaries ensure a remarkable sense of peace and privacy.

Beside a wildlife pond filled with water lilies and marginal planting, an oak-framed garden studio offers versatile use as a home office, creative retreat or garden room, enjoying abundant natural light and tranquil views.

Additional features include a greenhouse and potting area, raised vegetable beds and a Victorian brick and pantiled former washhouse providing useful garden stores — ideal for keen gardeners and those seeking a more self-sufficient country lifestyle.

Altogether, the grounds create an exceptional setting that feels both curated and natural, perfectly suited to those seeking beauty, tranquillity and an authentic connection to the Suffolk countryside.



Long Thurlow is a charming and highly regarded Suffolk hamlet surrounded by unspoilt countryside and characterised by an appealing mix of period cottages, farmhouses and individual homes. Peaceful and deeply rural in atmosphere, the hamlet enjoys a strong sense of community while remaining conveniently placed for access to nearby villages and larger market towns.

The surrounding countryside offers exceptional opportunities for walking, cycling and riding, while the nearby River Stour provides additional leisure pursuits including boating and fishing. Everyday amenities are available within the neighbouring villages of Great Ashfield, Walsham-le-Willows and Badwell Ash.

Particularly noteworthy is the nearby village of Badwell Ash, centred around its historic 14th-century church and home to a well-stocked village shop, popular takeaways, community hall and the highly regarded White Horse Inn, celebrated locally for its excellent food and warm hospitality.

The historic market town of Bury St Edmunds lies approximately twelve miles away and offers an outstanding range of amenities, including boutique shopping, award-winning restaurants, theatres, cinemas and cultural attractions. Renowned landmarks such as St Edmundsbury Cathedral and the Abbey Gardens contribute to the town's unique character, while a vibrant programme of festivals and events has earned Bury St Edmunds its reputation as one of Suffolk's most desirable destinations.

For commuters, Stowmarket is approximately nine miles distant and provides mainline rail services to London Liverpool Street, while the nearby A14 offers excellent road connections to Cambridge, Ipswich and beyond.

## Location



Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>1)</sup>  
 1896 ft<sup>2</sup>  
 176 m<sup>2</sup>  
 Reduced headroom  
 46 ft<sup>2</sup>  
 4.3 m<sup>2</sup>

(1) Excluding balconies and terraces

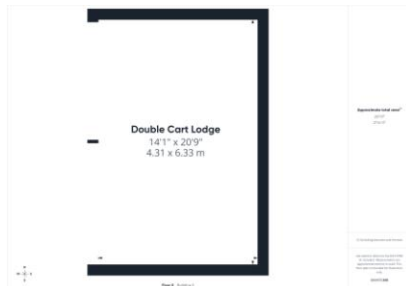
Reduced headroom  
 Below 5 ft/1.5 m

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

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## Services

- Mains Water & Electricity Are Connected
- Mains Drainage
- Oil Fired Central Heating
- Tenure – Freehold
- Council Tax Band – E
- Energy Rating (EPC) – Rated E
- Broadband – BT Full Fibre 900 with BT Halo 3



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	46 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- The Stables, Summer Road, Walsham – Le – Willows, IP31 3AJ



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