



Stanwell Green | Thorndon | IP23 7JL
Price Guide £650,000

twgaze

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A charming Grade II listed 15th-century farmhouse in the sought-after village of Thorndon, offering a blend of historic character and modern comfort. The property features original timbers, a crown post, and a characterful sitting room with an inglenook fireplace. Set within approximately 0.52 acres, it includes private gardens, outbuildings, a garage, and a productive kitchen garden with polytunnel. Well located for access to Diss, Stowmarket, and surrounding countryside, with good transport links and local amenities nearby.

- Grade II listed farmhouse believed to date back to the 15th century
- Impressive sitting room with inglenook fireplace and herringbone brick flooring
- Set within grounds of approximately 0.52 acres
- Three-bay garage and a range of useful outbuildings
- Wealth of original period features including exposed timbers and crown post
- Well-balanced accommodation blending character with modern fittings
- Private position set back from a quiet country lane
- Established gardens arranged into distinct areas

Location

Positioned within the well-regarded village of Thorndon, the property enjoys a setting within a community that offers a range of everyday amenities including a public house, village shop, mobile post office, primary school and church. The village lies approximately 4.5 miles from Debenham, 13 miles from Stowmarket and around 8 miles from Diss. Close by is the highly regarded Thornham Estate, extending to around 2,000 acres, with approximately 12 miles of scenic walking routes through a mix of woodland, parkland and open countryside. The nearby town of Eye, just 3 miles away, provides a good selection of independent shops, healthcare facilities and schooling through to sixth form at Hartismere Academy.

The A140 is easily accessible, offering convenient links to both Norwich and Ipswich, while the market town of Diss, just over the Norfolk border, provides a wider range of shopping, leisure and sporting facilities, including a golf course and driving range. Mainline railway stations at Diss and Stowmarket offer regular services to Norwich, Ipswich and London Liverpool Street. The Suffolk Heritage Coast, including Southwold, can be reached in approximately an hour by car.





The Property

Charity Farmhouse is a Grade II listed home of considerable character, believed to date back to the 15th century. The property retains a wealth of original features, including impressive exposed timbers and a notable crown post within the former open hall, reflecting its historic significance and craftsmanship.

The layout showcases the natural evolution of a period home, with gently irregular lines and a notable width of over 20 feet, an indicator of its quality and status. The accommodation blends these historic elements with modern living, including a well-appointed kitchen with integrated appliances and contemporary sanitary fittings.

A standout feature is the sitting room, rich in character with exposed wall and ceiling timbers, a herringbone brick floor, arched doorway and a substantial inglenook fireplace, creating a particularly inviting space during the winter months.

Outside

Set well back from a quiet country lane, the property enjoys a high degree of privacy and is largely screened from view. A shared driveway leads to a timber gate, opening onto a private drive which continues past the traditional front garden and on to a three-bay garage.

Additional outbuildings provide useful storage, while the gardens, extending to approximately 0.52 acres, are thoughtfully arranged into distinct areas. To the rear is a more enclosed garden space, while to the south lies a larger lawned garden with a shaded patio, pond and a tractor shed at the far end.

Beyond a hornbeam hedge is a productive kitchen garden, complete with a substantial polytunnel, well-suited to those seeking a more self-sufficient lifestyle.



Services: Mains water, electricity and drainage are connected. Oil-fired boiler providing underfloor heating to the ground floor and radiators to the first floor. Solar panels are installed with a high Feed-in Tariff, generating approximately £2,000 per annum in addition to electricity usage, contracted until 15 November 2036.

Directions: From Diss, proceed south on the A140 towards Ipswich. At The White Horse public house, turn left signposted Thorndon and continue into the village. Pass the turning for Standwell Green, then take the next right. The entrance to Charity Farmhouse will be found almost immediately on the left.

Viewing: Strictly by appointment with TW Gaze.

Tenure: Freehold

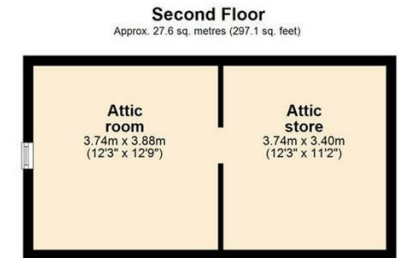
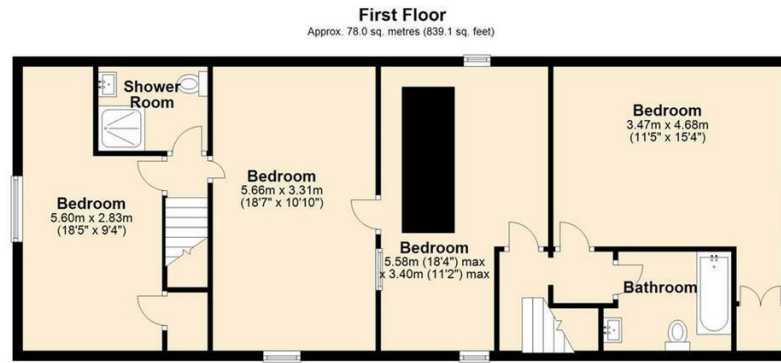
Council Tax Band E

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20184





Total area: approx. 221.8 sq. metres (2386.9 sq. feet)

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

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