

School Road, Thurston, Bury St Edmunds

Sheridans









School Road, Thurston, Bury St Edmunds IP31 3SY

Guide Price £740,000

A much improved 2800 sqft detached barn conversion enjoying a tucked away setting at the end of a private drive yet within the heart of the thriving village of Thurston.

This exceptional home offers beautifully arranged and versatile accommodation, where an abundance of character features—including exposed wall and ceiling timbers, fireplaces and oak flooring—blend effortlessly with contemporary finishes. The overall feel is one of space, light and flexibility, ideally suited to both family living and entertaining.

The principal reception space is the impressive drawing/dining room, where a striking expanse of glazing spans one elevation, flooding the room with natural light and providing uninterrupted views across the gardens. A large Inglenook style fireplace with inset stove forms a natural focal point, complemented by exposed timbers and an open connection through to the dining area, creating a sociable and cohesive living environment.

The kitchen/breakfast room sits at the heart of the home and has been thoughtfully fitted with an extensive range of modern units and integrated appliances, whilst retaining the charm of exposed beams. From here, the accommodation flows naturally into a substantial family room, offering further flexibility for modern lifestyles.

A separate sitting room provides a more intimate retreat, complete with a log burning stove and access onto the terrace via wide sliding glazed doors. In addition, there is a study—ideal for home working or adaptable as a snug or occasional bedroom—together with a welcoming entrance hall featuring oak flooring and traditional Suffolk latch doors with door to a cloakroom.

To the first floor, an impressive galleried landing enhances the sense of space and overlooks the hall below. Four well-proportioned bedrooms are arranged off this level, each retaining character through exposed timbers and pleasant outlooks over the gardens. The principal bedroom benefits from built-in wardrobes and a well-appointed en suite, whilst the remaining bedrooms are served by a stylish family bathroom comprising both a bath and separate shower completing the accommodation.

Outside
Sweeping driveway (also serving the adjacent properties) leads to the front and side of the barn, providing an area of vehicle parking and turning space and access to a substantial store/workshop. The gardens are a particular highlight, thoughtfully arranged to create distinct areas for entertaining and relaxation. A large terrace situated to the rear is complemented by raised beds and a covered seating area, provides an ideal setting for alfresco dining. To the front of the barn is a sweeping lawn providing a good degree of privacy whilst bordered by established trees, including silver birch, and mature hedging.

Location
The barn enjoys a tucked away private setting in the heart of the village, situated within a short walk of all the excellent local facilities. Thurston is a popular and well served village with amenities including a well regarded community sixth form college, shop, post office, garage, station and two public houses. The village is situated within 5 miles of the historic market town of Bury St Edmunds and provides excellent access to the A14 dual carriageway, linking to Cambridge and London via the M11 Motorway. The nearby market town of Stowmarket has a main line rail link to London Liverpool Street station.

Directions
When entering Thurston from the direction of Bury St Edmunds along Mount Road, turn right just before the railway bridge onto Beyton Road. Follow the road and turn left into Thedwestre Road, take the first right onto School Road and the drive leading to Barn Lodge can be found on the right hand side.

- Much improved detached barn conversion
- Huge 35ft drawing room/dining room with feature fireplace
- Lawned gardens and large south west facing terrace
- Vehicle parking and turning space enjoying a tucked away setting in thriving village
- Well equipped kitchen breakfast room
- Family room, study, sitting room
- Oak flooring, exposed beams, wood burning stoves
- Part vaulted reception hall, cloakroom and galleried landing
- Principal bedroom with en-suite
- Three remaining bedrooms served by family bathroom

3 What Words ///overgrown.listening.sculpting

Services
All mains services being gas, electric, water and drains are connected. Gas fired central heating.
Council Tax: West Suffolk Band: F
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk

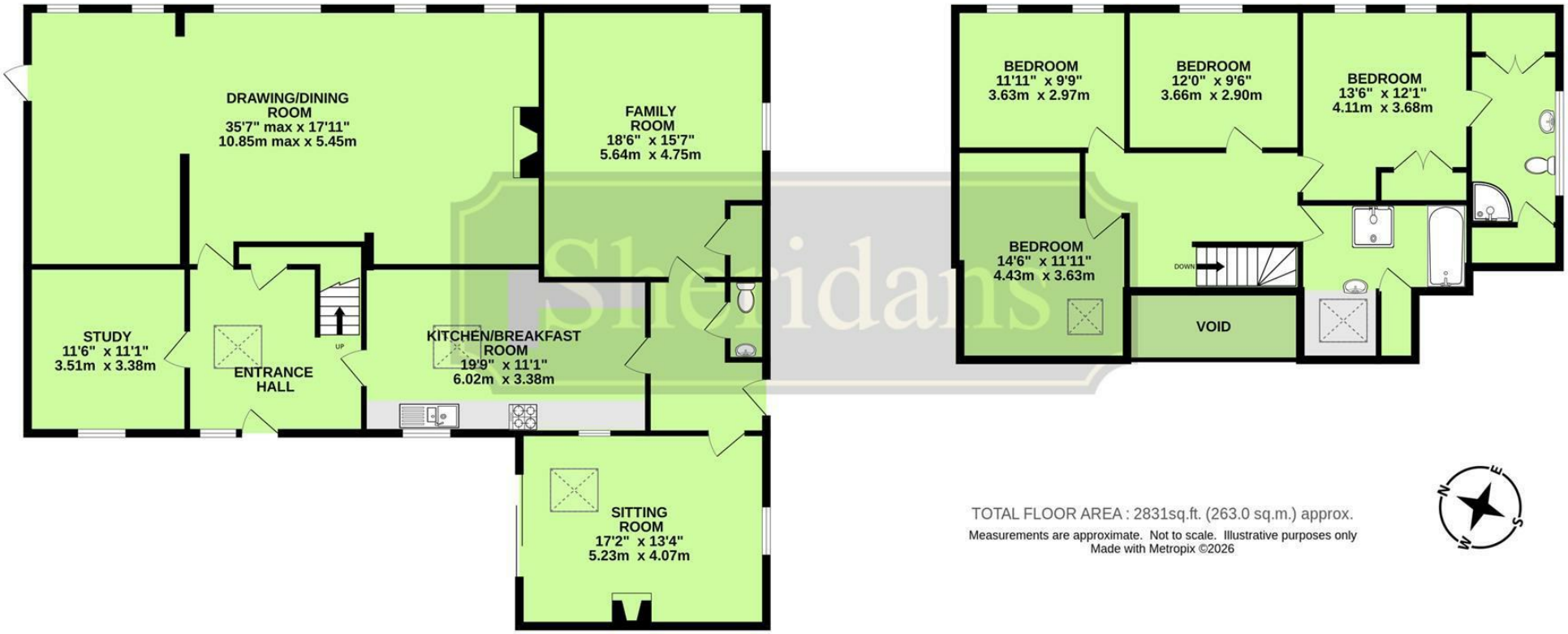






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2831sq.ft. (263.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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