



Charity Farmhouse Stanwell Green
Thorndon
IP23 7JL

twgaze



Price Guide £650,000



- Grade II listed farmhouse believed to date back to the 15th century
- Wealth of original period features including exposed timbers and crown post
- Impressive sitting room with inglenook fireplace and herringbone brick flooring
- Well-balanced accommodation blending character with modern fittings
- Set within grounds of approximately 0.52 acres
- Private position set back from a quiet country lane
- Three-bay garage and a range of useful outbuildings
- Established gardens arranged into distinct areas
- Productive vegetable patch tucked away within the garden
- Located within the popular village of Thorndon with good access to A140 and nearby towns

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.

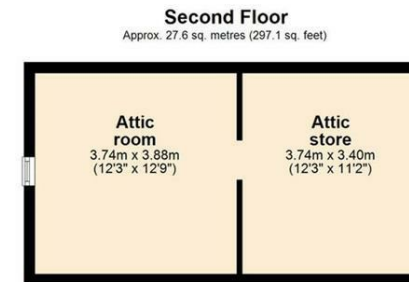
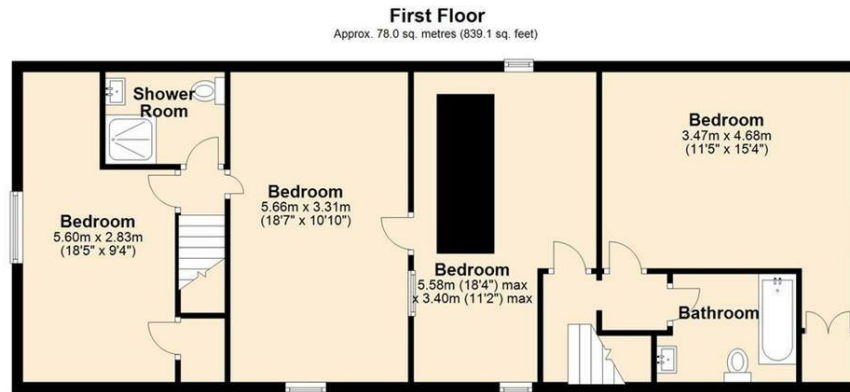
Ref: 2/20184











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

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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

10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

prop@twgaze.co.uk

www.twgaze.co.uk

