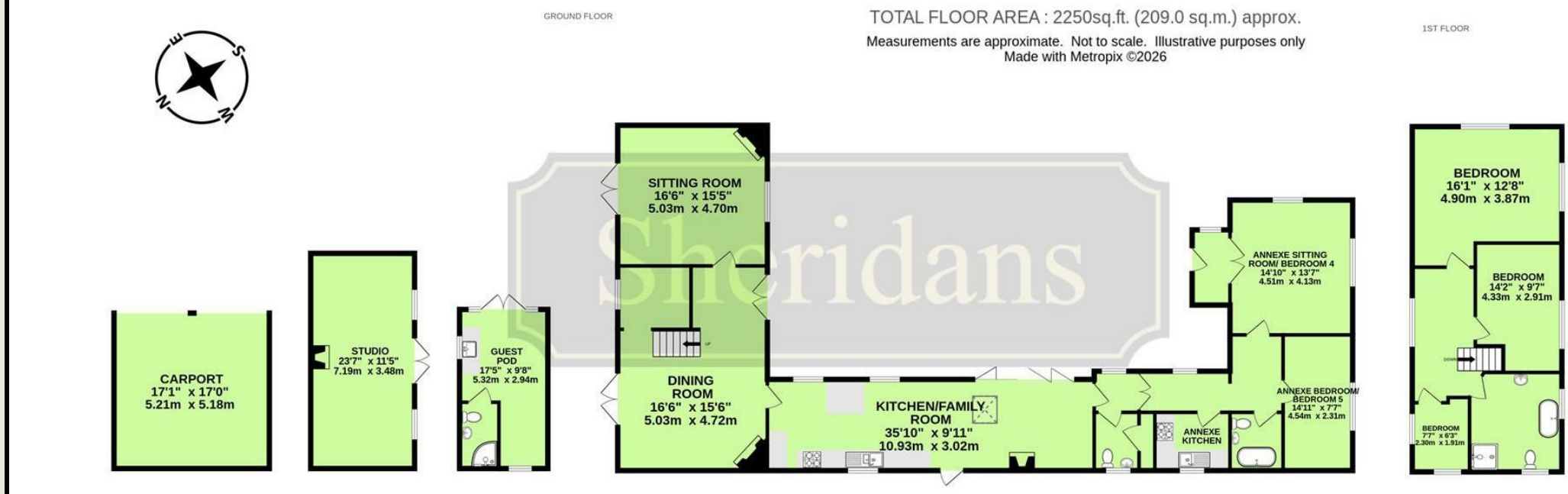
Barton Road, Thurston, Bury St Edmunds

Sheridans





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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The Property Ombudsman

Sheridans









Barton Road, Thurston, Bury St Edmunds IP31 3PQ

Offers Over £895,000

A much improved, unique 4/5 bedroom family home, set in stunning part wooded grounds of 1.43-acres with two lettable annexes, ideal for income or multi-generational living, enjoying a private setting at the end of a long shared private drive.

With origins dating back to the early 20th century, this property was formed from stables of what would have been associated with the near-by Grange Hotel. The accommodation, which retains a wealth of its original quality features, has undergone an impressive refurbishment and re-style by its current owners over the last few years, and now presents as an exceptionally charming, warm and welcoming home. It has the additional benefit of having accommodation flexibility allowing for income generation when not being utilised by the owners with its two lettable AirBNB units, whilst still retaining its own studio office space.

An impressive pair of front doors lead into a central stone floored entrance way leading to a double-aspect sitting room with panelled walls, a period corner fire surround housing a wood burner, and having French doors out to the garden. To the left of the hall is a similarly panelled dining room with exposed timber-floor and a period corner fireplace with a wood burner, and French doors leading out to the rear terrace. Completing this front part of the home is a study approached off the dining room, also with views across gardens.

The vaulted kitchen is a real feature of the property creating a wonderful area for entertaining with stylish aluminium doors opening to the large courtyard garden. Many quality features include exposed timbers and feature brickwork. The hand-built Neptune shaker style kitchen has a quartz worktop and includes a Rangemaster 6-burner range and extractor hood, built-in dishwasher and larder cupboards.

Accommodation
Beyond the kitchen area is a snug/day area with a woodburning stove on a slate hearth. Door through to rear lobby, cloakroom with heated towel rail and matching white suite of antique-style pedestal basin and WC, and a useful coats storage cupboard.

The remainder of the ground-floor has accommodation, currently used as a superb separate annexe/holiday let, yet could be incorporated into the main house if desired, comprising kitchen/utility with fitted Shaker units, tiled splashback, Belfast sink, freestanding oven with hood above, space for a washing machine and fridge.

The separate double-aspect sitting room has its own private access via a lobby when in use as a holiday let. The double bedroom to the front elevation has room for a dressing table, wardrobe, etc., and is adjacent to the bathroom with double ended bath.

The first-floor is approached from an exposed timber staircase, has a semi-vaulted landing giving access through to the principal bedroom which is double-aspect and fitted with a wall-to-wall range of fitted wardrobes with shelves and hanging rails. The two remaining bedrooms provide views across the gardens and courtyard and completing this floor is the stunning and particularly luxurious family bathroom with wood panelling and exposed brickwork for character, fitted with a large double-ended rolltop bath.

Outside
The property is approached over a long shared private drive that leads also to the Grange Hotel, to the front of the property you will find a large driveway providing parking for multiple vehicles and turning space with side access to the courtyard, if required. To the right-hand side of the drive is a further drive leading to the cart lodge, beyond which, through the wooded area at the rear of the site, is a stand-alone studio/office with its own woodburning stove, making this a comfy, cosy retreat. Immediately to the rear of the property is a huge landscaped terrace entertaining area, beyond which is a more formal garden of lawn with. The remainder of the 1.25-acre grounds is predominantly a wooded copse with a variety of underplanting for colour from bulbs throughout the year.

Completing the accommodation, within the grounds is a fabulous purpose-built holiday pod with its own raised terrace, including decking with a wood-fired hot tub and seating area. The accommodation within is an open-plan living/bedroom with kitchen area and a separate en suite shower.

AGENT'S NOTE: Postcode search on AirBnB will show you the two listings.

Location
The Old Stables occupies a stunning secluded setting at the end of a long private driveway (owned by The Grange). The property is situated within part wooded grounds on the outskirts of the village and is within easy reach of the excellent local amenities Thurston has to offer which include a well-regarded community college, primary school, excellent shop/post office, garage, two public houses, community centre, village hall and Church. Thurston has a thriving community and is situated approximately four miles to the East of the historic market town of Bury St Edmunds. Excellent access is gained to the A14 dual carriageway linking the East coast ports, Cambridge and London via the M11 motorway and access to Stowmarket with its main line link to London.

Directions
When travelling from Bury St Edmunds along the A134 towards Diss, pass through Great Barton and turn right signposted Thurston. Follow the road for about a mile and turn left signposted "The Grange". Proceed along the private driveway and the gated entrance to The Old Stables will be found further on the right just before reaching The Grange.

Services
It is understood that mains electricity, water and drainage are connected. Heating is supplied via oil fired radiator central heating. Propane gas for cooker. Solar panels for electricity.
Council Tax Band: West Suffolk Band - E

- Impressive 35ft kitchen/family room - heart of the home
- 4/5 bedrooms, annexe, garden pod studio/homeworking
- Extensive gardens, woodland outlook, ample parking, carport
- Characterful detached former stables set within mature and private grounds
- Two generous reception rooms including a sitting room and separate dining room
- Approx. 2,250 sq. ft. of versatile accommodation
- Flexible annexe accommodation with sitting room, kitchen and bedroom
- Detached studio ideal for home working, hobbies or creative pursuits
- Separate guest pod with shower room offering additional guest space
- Private part wooded grounds extending to 1.43 acres

Broadband speed: Up to 5500 mbps available (Source Ofcom)
Mobile phone signal for: EE, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low





