



Abbey Farm, Great Green,
Thrandeston, Suffolk,
IP21 4BN

twgaze



Guide Price £795,000



- Nearly 2 acres of delightful gardens with ponds
- Lovely peaceful setting
- 16th-Century Grade II listed house with exceptional timbering
- Diss railway station just 4 miles
- Diss to London Liverpool Street 90 mins
- A fine quality house with bright rooms
- *No Onward Chain*

Location

When buying a house, the location is one of the key issues and there are few which would beat Great Green, Thrandeston. This is a largely untouched area unspoilt by modernisation, but is at the same time very accessible; both the A140 and A143 are within easy reach giving swift routes to Norwich, Ipswich, Bury St Edmunds and the A11 corridor. For those hankering after the sea, the Heritage Coastline around Southwold, Aldeburgh and Walberswick is only 45 minutes or so by car. The commuter (or just an avid London shopper) is catered for with a mainline railway station at Diss just 4 miles away, with regular trains to Liverpool Street in just 90 minutes or so.

The Property

Abbey Farm is Listed as Grade II indicating a property of architectural or historical importance. Noted as being from the early 16th century, it is clearly apparent the reason for the listing, from the elegant chimneys (a sign of wealth and flamboyance), the leaded windows, exposed timbering, some of which is very closely spaced, the inglenook fireplaces, right through to the period doors and door furniture, this house is quite a gem. Unlike some timbered houses, Abbey Farm is both bright and quite lofty. All the rooms are quite generous in size and proportion and from every window there are good views across the garden or attractive Suffolk countryside.



Outside

The house is set back from the country lane, well within its grounds, with the long gravelled drive giving a lovely approach, cutting through mature trees, ponds and small fenced paddocks up to the house, wrapping around a beautiful flower bed. The circular gravel drive is set within a walled and railed area with numerous climbers and herbaceous plants. There is additional parking to the side and areas of lawn, ponds, mature trees, well stocked flowerbeds and a small 2 storey granary barn 17'6 x 12'6 ; something for everyone really.

Overall the property is set within 0.693ha (1.71ac)

Services: Mains water and electricity are connected to the property. Private drainage. Oil fired central heating providing heating to radiators and domestic hot water.

Directions: Connecting with the A143 at the A140 roundabout just outside Stuston, and heading towards Bury St Edmunds, continue over the next roundabout and in approximately half a mile turn left, signed to Thrandeston Great Green, take the first right turn, signed to Great Green, and at the bottom bear left, go past the first right turn and Abbey Farm drive will be seen on the right hand side with white painted fencing.

Viewing: Strictly by appointment with TW Gaze.

Freehold

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: 2/20328/KH

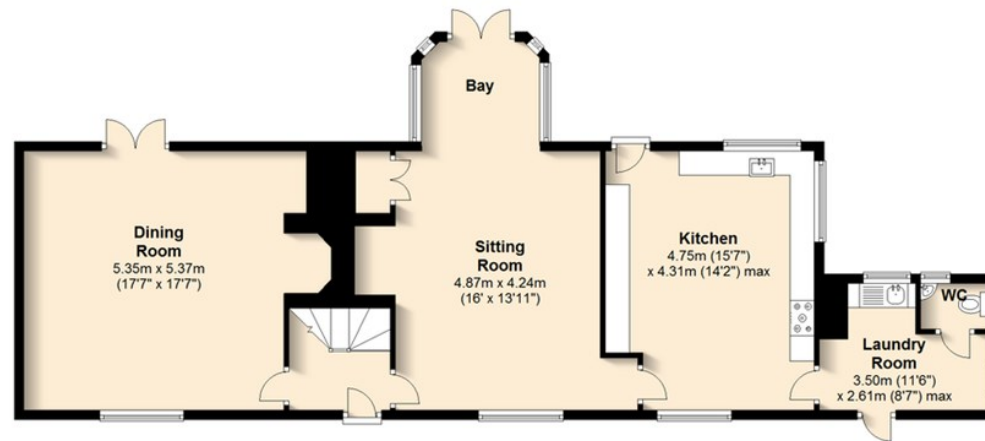




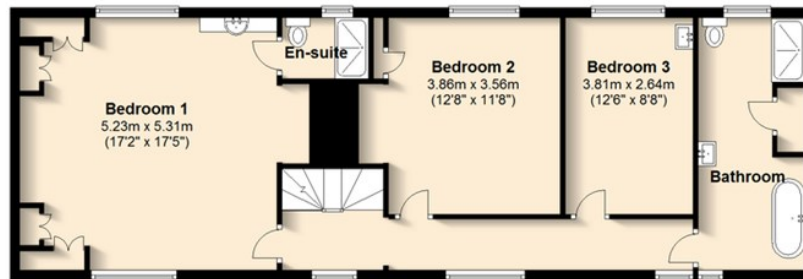




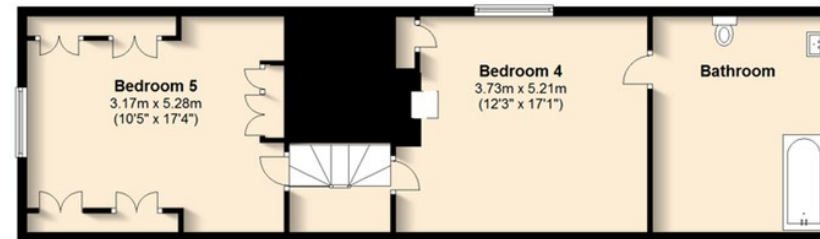
Ground Floor
Approx. 98.3 sq. metres (1058.6 sq. feet)



First Floor
Approx. 83.1 sq. metres (894.8 sq. feet)



Second Floor
Approx. 73.4 sq. metres (790.0 sq. feet)



Important Notice

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

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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.

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

