



Lady Greene Barn
Thurston
Suffolk

**DAVID
BURR**



Lady Greene Barn, Pakenham Road, Thurston, IP31 3QJ.

Thurston is a well-served village located approximately four miles east of Bury St Edmunds. The village offers a range of amenities including local shops, pubs and well-regarded schools, along with a railway station providing connections to Bury St Edmunds, Ipswich and Cambridge. Surrounded by attractive Suffolk countryside and with convenient access to the A14, Thurston combines village charm with excellent connectivity.

Lady Greene Barn occupies a delightful edge-of-village setting, offering beautifully presented and substantial accommodation extending to approximately 2,700 sq. ft. The property combines attractive barn-style architecture with spacious, well-designed living areas and outstanding outdoor amenities including grounds of just over an acre, a swimming pond and a private tennis court.

Exceptional barn-style home with tennis court, natural swimming pond and grounds of over an acre.

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Beautifully positioned on the edge of Thurston village, offering 2,700 sq ft of characterful family accommodation.

- Substantial barn-style family home of approx. 2,700 sq ft
- Edge of village setting within grounds of just over 1 acre
- Vaulted sitting room and generous reception space
- Private tennis court and natural swimming pond
- Excellent access to Thurston station, A14, Cambridge and London

Accommodation

The property is entered via a generous and welcoming entrance hall, an impressive space that provides access to the principal ground floor rooms as well as stairs rising to the first floor.

The vaulted sitting room is a particularly striking reception space with excellent proportions and enjoys lovely views over the gardens. The dining hall provides an

ideal setting for entertaining and connects well with the rest of the living accommodation.

The kitchen/breakfast room has been thoughtfully designed to create a spacious and practical environment, fitted with a range of high-quality wall and base units providing excellent storage together with generous work surfaces and a range oven. Adjacent is a useful utility room and cloakroom with WC.

In addition to the main reception rooms there are two further versatile rooms on the ground floor, which could easily serve as guest bedrooms, a study, snug or playroom, depending on requirements.

First Floor

A spacious landing with a galleried void overlooking the dining hall creates an attractive sense of space and light.

There are two further double bedrooms served by a well-appointed family bathroom.

The principal bedroom suite is an especially impressive room featuring exposed beams, fitted wardrobes and Velux windows which flood the space with natural light. The suite also benefits from a luxury en-suite shower room and a charming Juliet balcony.

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Outside

The property is set well back from the lane and approached via a shingle driveway providing ample off-road parking and access to a substantial barn building, currently used for storage but equally well suited for garaging or workshop space.

The grounds extend to just over an acre and have been thoughtfully landscaped to create a highly attractive outdoor environment. Immediately adjoining the house is a delightful terrace ideal for outdoor dining, leading onto lawns and garden areas.

A particularly special feature is the purpose-built natural swimming pond, complemented by a timber summer house with decking overlooking the water.

Beyond this lies the recently upgraded tennis court, finished in classic Wimbledon colours, providing an exceptional recreational facility within the grounds.

SERVICES: Mains water, oil-fired central heating and private drainage.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – G

EPC RATING: TBC.

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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TOTAL FLOOR AREA (approx.)
Accommodation: 2706 sq.ft (251.4 sq.m) -
Garage/Outbuildings: 896 sq.ft (83.2 sq.m)
Measurements are approximate. Not to scale.
Illustrative purposes only.
Produced for David Burr Estate Agent.





