



**Barleycorn**  
**Thorndon, Suffolk**

**DAVID  
BURR**



# Barleycorn, High Street, Thorndon, Suffolk, IP23 7LX

Thorndon is a thriving village in north Suffolk with a good range of local amenities including public house, primary school, church, mobile post office, community shop and café as well as a variety of clubs. The nearest town is Eye (approximately 3 miles) which has an outstanding high school, library, health centre and a good range of shops. The market town of Diss is approximately 7 miles with a mainline rail link to London's Liverpool Street and an extensive range of schooling, shopping, recreational and cultural facilities.

A splendid two bedroom single storey detached dwelling that has recently undergone significant improvements and is now presented to the highest of standards throughout whilst enjoying a wonderful idyllic setting towards the periphery of this sought after Suffolk village. Barleycorn affords substantial well appointed accommodation throughout whilst benefitting from an excellent garden which is believed to measure approximately 0.25 acres that incorporates a summerhouse and views of the wonderful far reaching countryside beyond. The property is further enhanced by off street parking for multiple vehicles.

## **A superb two bedroom detached single storey dwelling located in one of the regions most popular villages and having excellent countryside views to the rear.**

Entrance door opening into;

**ENTRANCE HALLWAY:** A large welcoming area having a built-in storage cupboard. Doors opening to;

**SITTING ROOM:** A wonderful light and airy room having rear aspect and double doors opening to the adjacent terrace area ideally placed to enjoy warm summer afternoons and al fresco dining. A further door gives access to bedroom 2 with adjoining en suite.

**KITCHEN/DINING ROOM:** An excellent double aspect room cleverly designed into two distinctive areas with the kitchen area being fitted with an extensive range of matching wall and base units under wooden work preparation surfaces that incorporate a classic white Belfast style sink unit with mixer tap. Further integrated appliances include single oven with induction hob above under an extractor hood, fridge freezer, washing machine and dishwasher. Built-in pantry cupboard. The room continues into the designated dining area which would lend itself to a multiple of use but currently occupied as a formal dining space by the present owners.

**CONSERVATORY:** Conveniently placed to the side of the property and now benefits from a full complement of roller blinds on each of the double-glazed window panels and individual roof panels. Ceramic tiled flooring. Double doors opening to rear grounds.

**BEDROOM 1:** Located centrally within the property this substantial double bedroom has side aspect towards the pretty enclosed side garden.

**BEDROOM 2:** Located off the sitting room, again being an excellent size, this delightful double bedroom is perfect for guest accommodation with wonderful views overlooking the grounds and countryside beyond. Further door opening through to;

**EN SUITE:** Fitted with a walk-in shower cubicle having sliding door, low level W.C. with concealed cistern and wash hand basin with vanity surround and cupboard beneath.

**SHOWER ROOM:** Similarly fitted with a walk-in double shower cubicle with rain head style shower, low level W.C. and wash hand basin above a two-drawer cabinet.

# Barleycorn, High Street, Thorndon, Suffolk, IP23 7LX

## Outside

The property sits away from the road along a quaint village lane and is accessed via a long gravel driveway which in turn affords off street parking for numerous vehicles and leads to Barleycorn. The remainder of the front is predominantly lawn bordered by well stocked flower and shrub borders. Full height gates on either side gives access to the side of the property and leading to the garden beyond. The rear and side grounds are a genuine delight and have been meticulously cared for and presented to a delightful standard by the present owners. There is a terrace area immediately adjacent to the property ideally placed with entertaining in mind with the remainder of the grounds being predominantly lawn with well stocked flower and shrub borders and a path meanders to the rear of the grounds where there is a superb summerhouse, which could be used as a home office with power and light connected to enjoy the far reaching countryside views.

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band C

**EPC Rating: E**

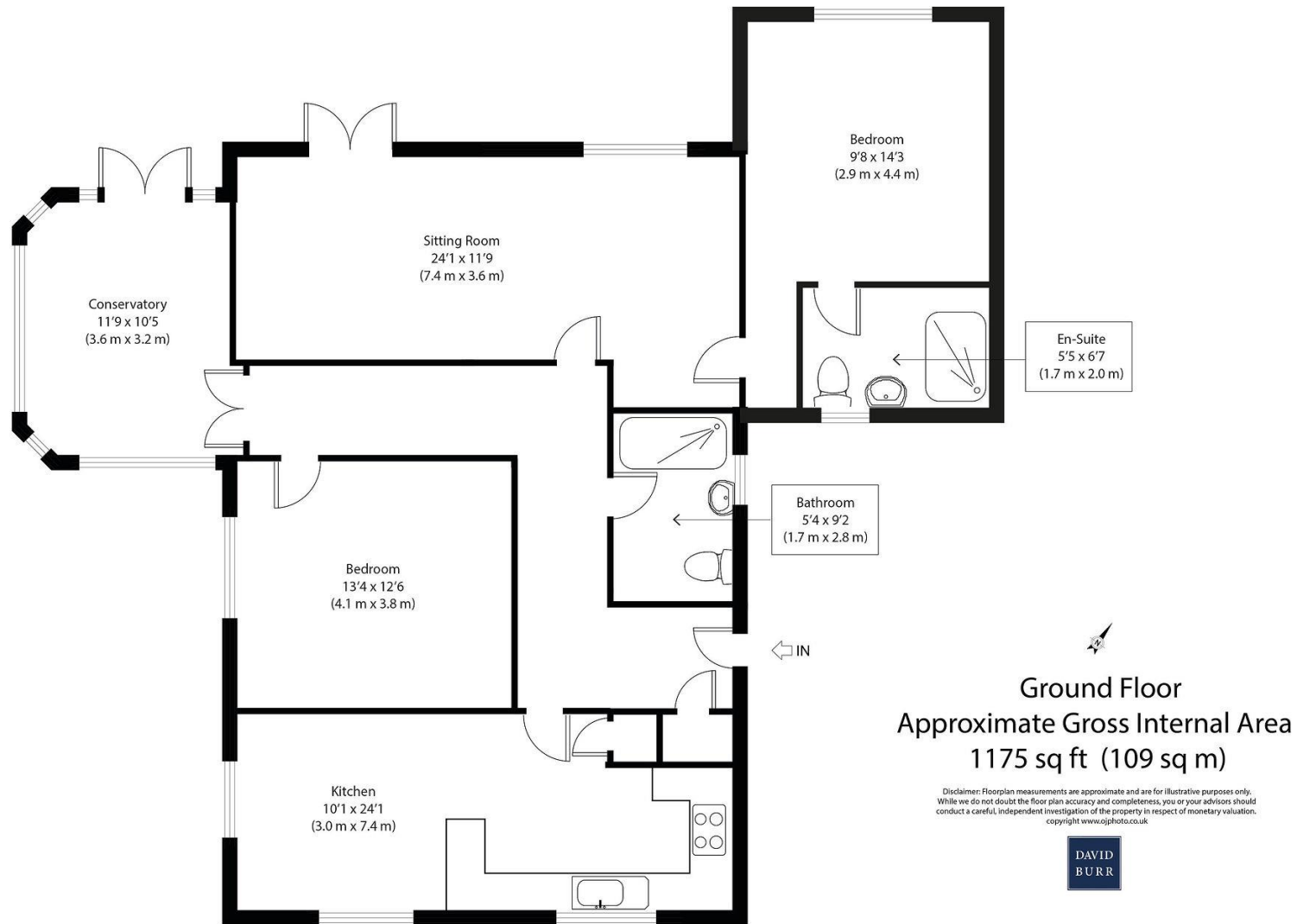
**BROADBAND & MOBILE:** Please see our website and Ofcom.org.uk for further details.

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

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



# Barleycorn, High Street, Thorndon, Suffolk, IP23 7LX



Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346

