



Ivy Cottage The Street  
Thorndon  
IP23 7JN

twgaze



Asking Price £685,000



- Characterful cottage with origins in the 1700s and Georgian façade
- Extended to provide a large kitchen and additional reception space
- Three double bedrooms (one on the ground floor)
- Light and versatile landing with panoramic garden views
- Useful outbuildings previously used as studios
- Potential for ancillary accommodation subject to planning permission
- Peaceful village setting in the heart of Suffolk
- No onward chain

#### Location

Thorndon is a popular village with its public house, shop, mobile post office, school and church. The village is set around 4.5 miles from Debenham, 13 miles from Stowmarket and 11 miles from Diss. Nearby is the renowned Thornham Estate, consisting of some 2,000 acres and providing 12 miles of beautiful walks through well-managed and varied habitats of woods, parkland and farmland. Amenities are close at hand, with the small town of Eye just 4 miles distant, offering a good range of shops, medical and social facilities, and schooling to sixth form level at the academy-rated Hartismere High School. Thorndon is also well placed for access to the A140, providing a direct route to Norwich and Ipswich, while just across the county border into Norfolk lies the thriving market town of Diss. Here you will find both local and national shopping, sporting and leisure facilities including an 18-hole golf course and driving range. Diss and Stowmarket also provide mainline rail stations with regular intercity services to Norwich, Ipswich and London Liverpool Street. In addition, the renowned Suffolk Heritage Coast around Southwold can be reached in just under an hour's drive.

#### Property

Ivy Cottage is a truly individual home, originally created from two cottages dating back to the 1700s, with an elegant façade added in the 1830s. More recent extensions at either end have provided a spacious kitchen and an additional reception room a light and versatile space once designed to house a piano, but equally suited as a third bedroom due to its proximity to the bathroom. This addition is weatherboarded in keeping with the character of the



village and reminiscent of the tailor's shop that once stood on this spot.

Freehold

Ref: 19973/KH

Inside, the cottage blends period charm with thoughtful improvements. Upstairs, ceilings have been raised and the landing opened up to create a bright, sociable area with a long continuous window offering panoramic views over the rear garden. This generous landing doubles as a study and reading space, with room for a daybed tucked into the corner. Two double bedrooms lead off this area, alongside a useful washroom. Thanks to the property not being listed, there is scope to reconfigure the layout to create a further bedroom if desired. Throughout the cottage, the artistic flair of the current owners is evident, most notably in the hand-painted wallpaper in the lounge and dining room, which adds both charm and individuality to the home.

#### Outbuildings

A versatile range of outbuildings lies within the grounds, historically used as artist studios. They remain perfectly suited to creative use but also offer the potential to convert into ancillary accommodation, subject to the necessary consents.

#### Outside

The cottage sits within a generous plot of 0.59 acres, with the garden thoughtfully arranged into natural 'rooms' that flow seamlessly into one another. Immediately behind the cottage lies a more formal garden, beautifully planted and ideal for outdoor dining or quiet enjoyment. A romantic bridge crosses a small beck and leads to the orchard, which is planted with a variety of mature fruit trees. The whole setting is rich with character, offering both peaceful retreats and space to entertain.

#### Services

Mains electricity, water and drainage are connected to the property.

#### How to get there

What3words: ///bill.occupiers.mailer

Council tax: F

#### Viewing

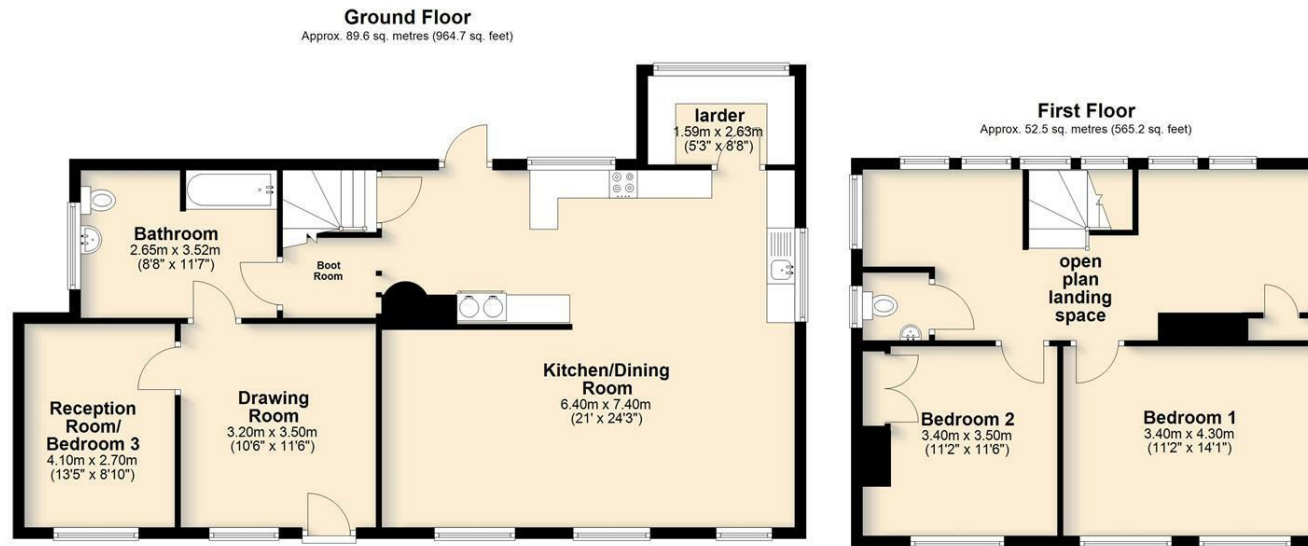
Strictly by appointment with TW Gaze.











Total area: approx. 142.1 sq. metres (1530.0 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	25	49
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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