



Thetford Road | Coney Weston | IP31 1DN  
£425,000

twgaze



# Thetford Road | Coney Weston | IP31 1DN £425,000

Spacious former pub offering approx. 3,000 sq ft of flexible living space, set in a peaceful Suffolk village. Features include three large reception rooms, four generous bedrooms, extensive parking, a detached coach house with conversion potential (STP), and a private rear garden. A unique opportunity to create a standout home full of character and possibilities.

- A character-rich property with huge potential – ideal for buyers seeking a creative project
- Extensive off-road parking in the former pub car park, with scope to landscape into a front garden
- Approx. 3,000 sq ft of flexible internal space with large reception rooms and generous proportions throughout
- \*\* potential additional land available to the rear - contact agent for further information \*\*

## Location

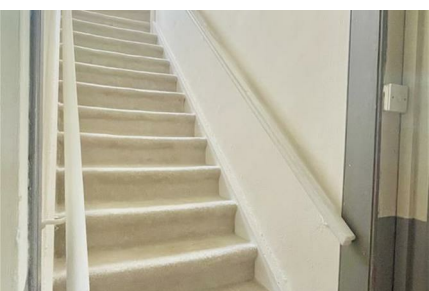
Coney Weston is a leafy village found in the triangle between Thetford, Bury St Edmund's and Diss. Whilst small, the village still has a great sense of local community with various events taking place. The neighbouring village of Barningham is just a few miles away and has local convenience store/Post Office and public house.

## The Property

Tucked away in a quiet Suffolk village, this former







pub-turned-residence presents a rare opportunity to reimagine a substantial and characterful property. With approximately 3,000 sq ft of internal space, it's a home that invites creativity and offers incredible versatility. The current layout includes three expansive reception rooms, a central kitchen, prep area, and a series of useful spaces such as a utility room and storage zones — all on the ground floor. Upstairs, four notably large bedrooms and a generous family bathroom continue the sense of scale and comfort.

#### Outside

The former car park at the front delivers ample off-road parking, but also offers scope for redesign. To the side, a gated drive leads to a sizeable coach house outbuilding, full of potential for conversion into a guest suite, home office, or workshop (subject to permissions). The rear garden is enclosed and ready for landscaping. This is more than just a property — it's a canvas for something extraordinary. Whether you're drawn by its generous footprint, the flexibility of its spaces, or the charm of the setting, this is a chance to create a truly individual home in a welcoming village environment.

#### Services

Mains electricity, water, and drainage are connected. The property is heated via an oil-fired central heating system.

**Agents Note** - There is an option to purchase additional land to the rear - contact Kate Horan in the Diss office for more information.

#### How to get there

[///unpacked.porch.bongo](http://unpacked.porch.bongo)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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		
England & Wales		
EU Directive 2002/91/EC		

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