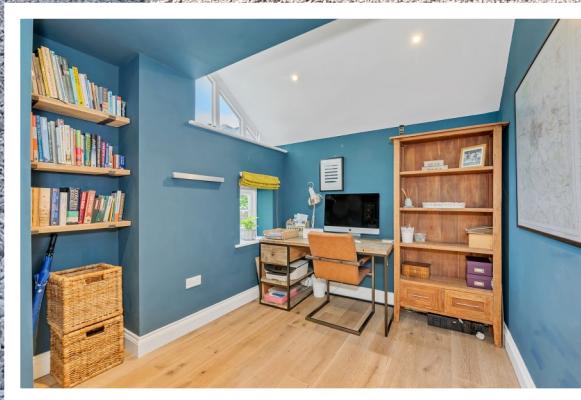




Orchard Barn, Thurston

Sheridans



# Orchard Barn, Mill Lane, Thurston, IP31 3QA

A particularly well-crafted house offering beautifully arranged accommodation, enjoying a delightful setting on the edge of the popular village of Thurston.

Orchard Barn is a stunning home built to an exceptional standard, displaying high quality features complemented by luxurious accommodation with an emphasis on character and personality. Standing within generous grounds providing a good degree of privacy, the house is one of only three outstanding properties built in 2016 in one of the area's most popular villages, discreetly tucked away along a quiet lane. The build quality is outstanding, with traditional materials used throughout including a clay tiled roof-line and weather-boarded elevations, offering considerable character, yet with all the benefits of modern living such as underfloor heating and the energy efficiency of a new home.

The immaculately presented accommodation is complemented by quality carpets and tiled flooring and currently comprises: traditional entrance door opening to a reception hall with tiled floor, stairs off to first floor and door to a cloakroom. The splendid sitting room has a set of bi-fold doors to the gardens, beautiful oak floor and a fine red brick fireplace with wood burner as a central focal point. The study is a versatile reception with half vaulted ceiling and glazing to front and the exceptional kitchen breakfast room is fitted with a high quality fully equipped kitchen with granite work surfaces and integrated appliances. An abundance of natural light is welcomed into the property at every opportunity, and a particular highlight is the large seating area within the kitchen, which offers a roof light in addition to the twelve windows sweeping across three aspects – a truly wonderful space in which to enjoy a family meal or to sit. Traditional oak studwork separates the dining room, which enjoys full sized bi-fold doors opening to the gardens and a utility room completes the ground floor accommodation

On the first floor is a light and airy landing leading to a superb master bedroom with walk-in wardrobe and luxurious en-suite shower, four further bedrooms, en-suite shower and a family bathroom. The bathroom, en-suites and cloakroom are fitted with beautiful Rocca sanitary ware and modern and spacious double showers benefit from beautiful all-in-one wall panels, giving modernity and sleekness to the overall appearance, while tradition is marked in the bathroom by the use of a splendid free standing bath and tongue and groove walls.

## **Garden & Grounds**

Orchard Barn is approached along a private shared drive leading to a five bar gate with oak post opening to a drive providing extensive vehicle parking, turning space and access to the traditional styled detached double garaging with twin doors beneath a hipped slate roof with dovecote. The landscaped gardens are a splendid feature of the house and a real credit to the current owners, stocked with an abundance of flowering plants, shrubs and specimen trees. Stone terracing creating superb outdoor areas for entertaining and the rear gardens are south/east facing. To the front of the house is a mature wooded area of garden, providing a good degree of privacy (particularly in summer months).

## **Setting**

Orchard Barn is situated in a private setting of only three stunning houses set back along a quiet lane on the outskirts of the village. Thurston is a popular and well served village with amenities including a well regarded community sixth form college, shop, post office, garage, station and public house. The village is situated within 5 miles of the historic market town of Bury St Edmunds and provides excellent access to the A14 Dual Carriageway, linking to Cambridge and London via the M11 Motorway. The nearby market town of Stowmarket has a main line rail link to London Liverpool Street Station.

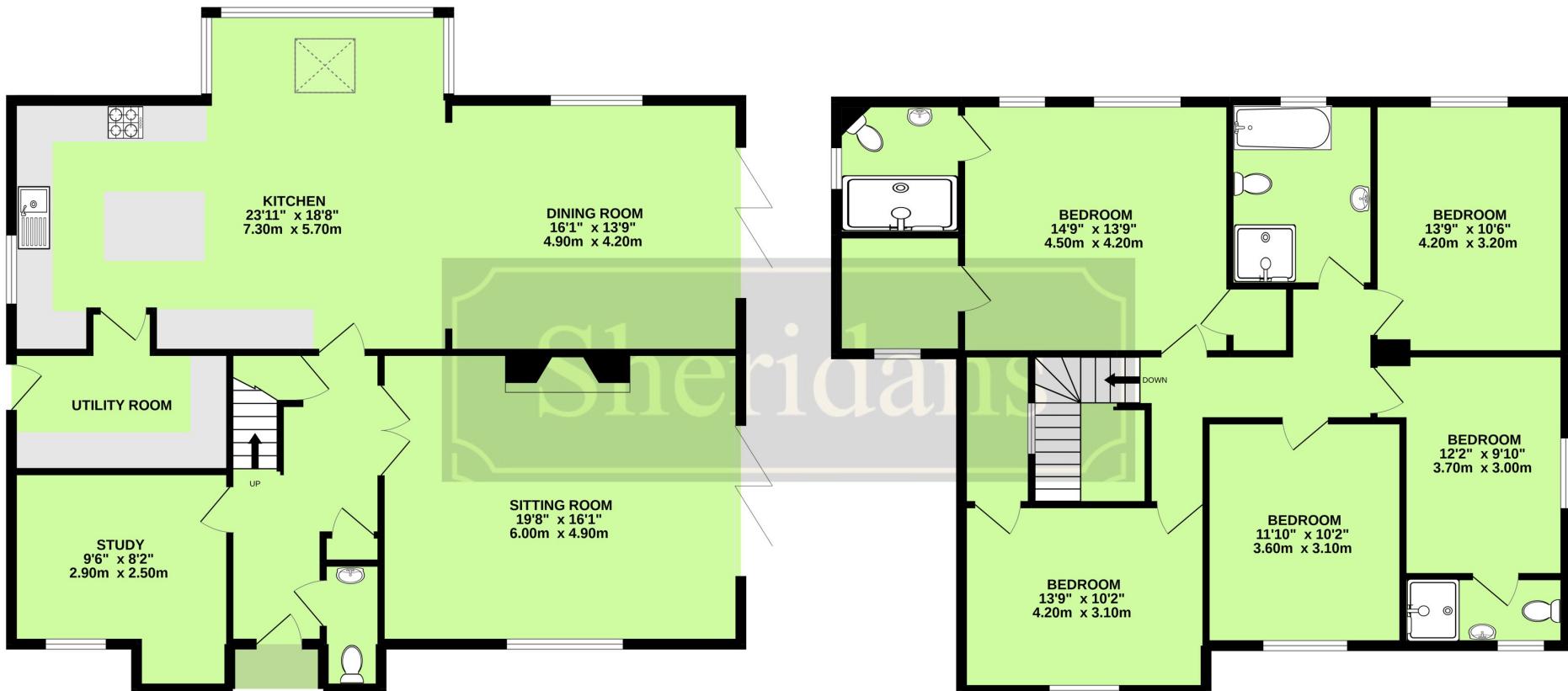
## **Directions**

From Bury St Edmunds proceed north east on the A143 towards Diss. Pass through the village of Great Barton, and turn right signposted Thurston. Follow the road into Thurston and take the first left into Mill Lane. Proceed up the hill and the secluded entrance leading to Orchard Barn, will be found on the right.

## **Services**

All mains services are connected. Council tax band G. EPC Rating B.







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