



Barleycorn, High Street, Thorndon

Harrison Edge
Estate Agents

Set nicely back from a quiet village lane, in a slightly elevated position, this stunning 'one off' bungalow will tick an awful lot of boxes. Extensively refurbished and remodelled since summer of 2020, new owners will be able to move in and put their feet up. The plot of just under a quarter acre backs onto open farmland.

- 2 Double bedrooms
- 2 Shower rooms

- Lounge & Conservatory
- Kitchen Dining Room

- Approximately 0.23 Acre (0.09 Hectare)
- Major refurbishment since 2020

Location

Barleycorn sits midway along the High Street having turned off the village through road at the Church. The road leads into a lovely network of quiet country lanes on towards Debenham. The bungalow faces east and at the rear west where open fields adjoin. The village is well served and now includes a Community Stores, Farm Shop along with The Black Horse Pub, Village Hall, Parish Church and importantly a well regarded Primary School within Hartismere catchment. The village also benefits from the Mobile Post Office service. Bus Routes link Thorndon with the surrounding area and the road system allows easy access to towns and villages such as Eye, Debenham, Stowmarket and Woodbridge along with Diss on the Norfolk Suffolk border, where the mainline rail station provides a commuter service to London Liverpool Street. Neighbouring Eye provides a wide range of shops for everyday needs along with the Health Centre, Vets, Library and High School with Sixth Form Centre. Equally, Debenham lies within easy reach to the south and Stowmarket provides an alternative mainline rail station to London in addition to services west to Cambridge and Kings Cross services north to Scotland.

Description

Barleycorn was built in 1966 for a local family in whose ownership it remained until 2020. Following the handover, the property has undergone a major refurbishment creating the stunning bungalow on show today. The lovely sized plot, just a little under a quarter acre, backs onto open farmland providing a great view to the west and allows the bungalow to sit back up off the lane with a good length of driveway. It seems not a stone has been left unturned either inside or out with garden landscaping complementing the remodelled interior. Bang on trend

paint colours, floor coverings, kitchen and shower room fittings are all new along with a splendid range of kitchen units, new internal doors, the creation of a new en suite bedroom and remodelling of the interior to create new rooms and 'flow'. A new oil fired boiler supplies domestic hot water and radiators and windows and doors are double glazed. In addition to the conservatory, a further garden feature is a recent timber purpose built chalet style summer house to sit and enjoy the newly laid out garden.

Entrance Hall

A new outer door opens to a welcoming entrance area before extending through the heart of the bungalow providing access to the various rooms. A lovely Amtico floor is laid throughout with additional notable details being ogee moulded cornicing and nice deep matching skirting boards and architraves. Panelled doors lead off. A built-in cupboard houses the Firebird oil fired boiler supplying domestic hot water and radiators.

Inner Hall

With single and double radiators, two wall light points and access to loft space complete with drop down hatch and ladder.

Lounge 7.37m x 3.02m (24'2 x 9'11)

Now found at the rear of the property taking full advantage of the lovely west facing rear garden and view. French windows lead out onto a newly laid patio area before heading out onto the lawn. Further natural light is provided by an adjacent window making this a lovely bright room. Two double radiators each with thermostatic radiator valve. BT Openreach Master Socket fitted. Television point. An alcove at one end serves as a study/

workstation being fitted with a shallow desk or display surface.

Conservatory 3.30m x 3.00m plus door recess (10'10 x 9'10 plus door recess)

A good practical size now benefitting from a full complement of roller blinds at each of the double glazed window panels and individual roof panels ensuring shade. A double radiator, with thermostatic valve, helps to make this an all year round room. A smart ceramic tile floor in a slate finish complements the red brick lower walling. French windows lead out to the gardens.

Kitchen Dining Room 7.34m x 3.07m (24'1 x 10'1)

Formerly a kitchen with separate dining room, these two spaces have combined particularly well to provide a lovely sociable space benefiting from three windows ensuring excellent natural light. The kitchen area, to one side, comprises Canadian oak woodblock worktop above a range of cupboard and drawer storage options with wall cupboards to match. Notably, the worktop extends into a peninsular partial divide to the dining space beyond. Integrated appliances include fridge, freezer, washing machine and dishwasher beside the classic white Belfast sink complete with mixer tap. A single oven has induction hob above along with matching chimney hood. Smart tiled splashbacks. Built-in broom cupboard. The dining space comfortably accommodates a dining table and chairs along with associated furniture making this a great 'all day' space. Double radiator with thermostatic radiator valve.

Bedroom 1 4.06m x 3.84m (13'4 x 12'7)

A well proportioned, roomy double bedroom with wide double glazed window towards the pretty side garden. Double radiator with thermostatic radiator valve. Telephone point.

Bedroom 2 4.37m x 2.95m lobby entrance (14'4 x 9'8 lobby entrance)

A second lovely double bedroom and a perfect guest room. With window overlooking the expansive rear garden. Single radiator with radiator valve. A door leads to the En Suite Shower Room.

En Suite Shower Room

Well appointed and attractively styled with vanity wash basin above cupboard storage, low level wc with concealed cistern and double shower enclosure with sliding door screen and Mira Jump shower fitted. Extensive tiling and intelligent extractor fan. Smart Amtico flooring.

Shower Room

Similarly well appointed and fitted with suite comprising oversized wash basin above two drawer cabinet, low level wc and walk-in double shower enclosure with monsoon head shower and hand held hose shower. Single radiator with thermostatic valve. Fully tiled walls, two windows and Amtico flooring.

Outside

Barleycorn sits back from a quiet village lane behind an area of lawn now sporting a young laurel hedge and bordered by a long driveway, refreshingly not laid with gravel but a more rustic and attractive stone. A number of cars can easily be parked along the drive leading up to the bungalow. Gates at either side lead to the gardens beyond including a very pretty and sheltered garden to the left hand side along with the main garden at the rear. A patio links the lawn with the bungalow and a pathway leads down the garden to the discreetly positioned oil tank and wheelie bins plus the sizeable garden shed at the bottom corner. The rear boundary now allows for the view across the fields to be enjoyed and one can see for miles towards the West. The sunsets must be stunning.

A very smart chalet style Summer House will remain and sits on a brick edged concrete base and has power and light connected. Internally the building extends to 11'7 x 9'7 (3.54m x 2.94m).

Services

The vendor has confirmed that the property benefits from mains water, electricity and drainage.

Wayleaves & Easements

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property. See also notes on Viewing below relative to Covid-19.

Postal Address

Barleycorn, High Street, Thorndon, IP23 7LX

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax

The property has been placed in Tax Band C.

Tenure & Possession

The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings

All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewings

By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563 *** Covid-19 - No more than two related viewers will be admitted to the property and assurances must be provided neither party has Covid-19 symptoms or has suffered from the illness. Viewers must bring with them appropriate PPE. ***

Directions

Thorndon is easily found from either the Eye/Debenham road (B1077) or from the A140 at Stoke Ash. At the Church, turn into High Street continuing until the Village Hall appears on the right hand side, midway along. Barleycorn is the next property.

Enquiries

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Agents Note

The Energy Performance Certificate shown relates to 2019 before the improvements since 2020.

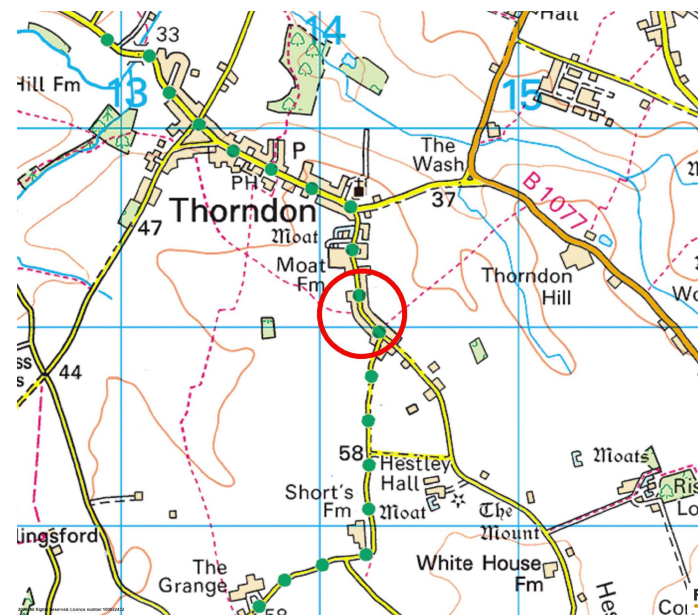


Thorndon
Village Hall



PromapV2
LANDMARK INFORMATION

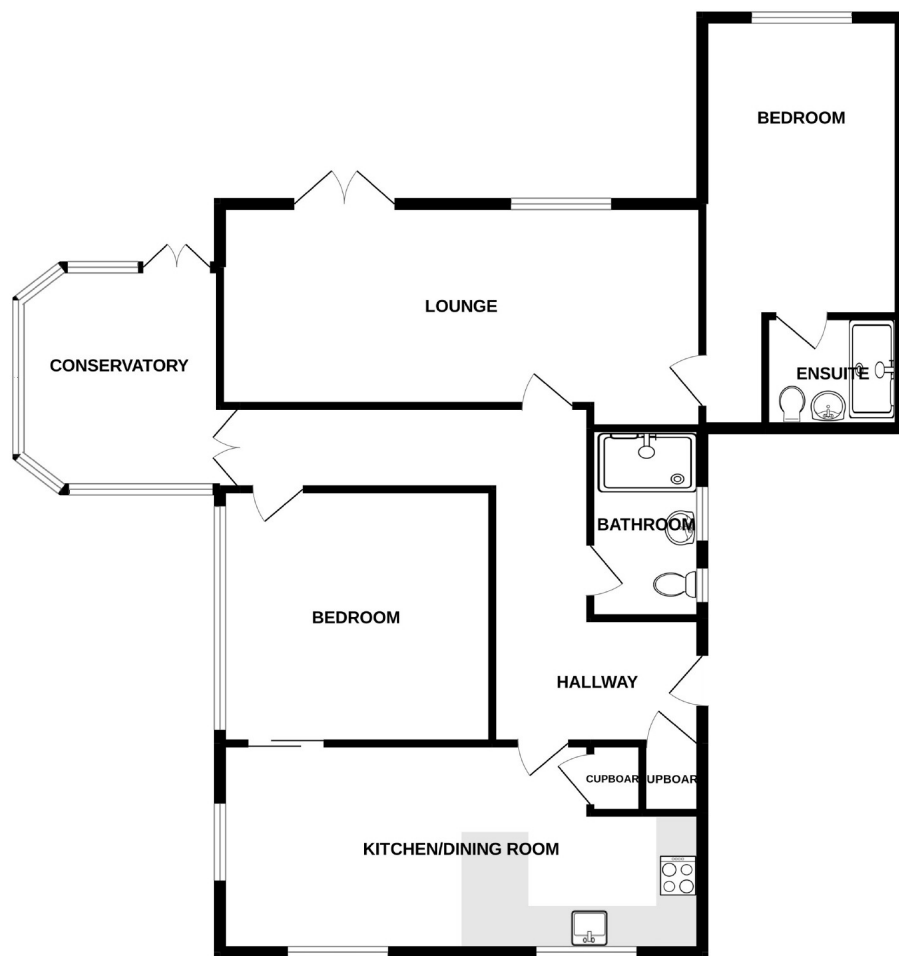
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
1175 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate



Barleycorn, High Street, Thorndon, EYE, IP23 7LX

Dwelling type: Detached bungalow
Date of assessment: 09 August 2019
Date of certificate: 11 August 2019

Reference number: 8641-7028-6200-8681-7906
Type of assessment: RdSAP, existing dwelling
Total floor area: 95 m²

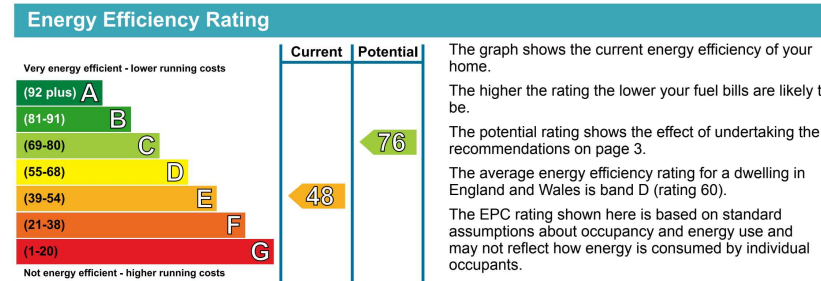
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,883
Over 3 years you could save	£ 1,005

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 198 over 3 years	
Heating	£ 2,040 over 3 years	£ 1,443 over 3 years	
Hot Water	£ 534 over 3 years	£ 237 over 3 years	
Totals	£ 2,883	£ 1,878	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 207
2 Low energy lighting for all fixed outlets	£25	£ 99
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 558

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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