



Charity Farm Barn, Stanwell Green, Thorndon

Harrison Edge
Estate Agents

Tucked away off the road, Charity Farm Barn provides a vaulted 2 bedroom interior including a tremendous main reception room and long rear garden. Within the setting of a Listed farmhouse this character property features traditional black weather boarding, red brick, exposed internal timbers, and oak flooring .

- Detached converted barn
- 2 Bedrooms
- Vaulted main reception room
- 200' rear garden
- Oil fired radiator heating
- Tucked away off road

Location

Charity Farm Barn sits hidden away off the road and principally faces south with an outlook across an extremely long garden of around 200' from the rear of the main reception room. Adjacent to the right hand side is the original farmhouse: a fine looking Grade II Listed thatched property, with to the left a grass meadow. Beyond the rear garden of Charity Farm Barn lie open fields. The unmade track also serves the last remaining barn belonging to the original farmer. The village is well served and now includes a Community Stores along with The Black Horse Pub, Village Hall, Parish Church and importantly a well regarded Primary School within Hartismere catchment. 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, 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

Charity Farm Barn is a detached converted barn, enlarged by way of a matching single storey addition that together form a most attractive character home. Tucked away off the road along with the original neighbouring Grade II Listed farmhouse and buildings Charity Farm Barn is laid out to include a superb vaulted main reception room, fitted kitchen, two bedrooms and shower bathroom. The old and new combine well together and externally the property features black weather boarded elevations and brickwork beneath a clay pantile roof. Latch doors are fitted throughout along with oak type flooring and tiles plus exposed structural timbers where possible. An oil fired heating system has been installed providing radiators throughout. Outside the property has a sizeable parking area capable of accommodating four cars and a long length of garden extends away from a sunny southerly terrace onto which french windows lead out from the main reception room. Glazing is a particular feature throughout the property not least within the main reception room as one entire elevation comprises full height glazing in addition to the french windows creating a stylish atmosphere.

Entrance Hall

Approached via a full height glazed door with side panel to a light, tiled hallway from where timber ledged and braced doors lead off. Double radiator with thermostatic valve. Telephone point.

Main Reception Room 5.28m x 5.18m (17'4 x 17')

A stylish room with high vaulted ceiling and exposed structural timbers along with glazed elevation and opening panels plus french windows leading out to the terrace and garden. Television and telephone sockets, double radiator. An oak type floor has been laid throughout. To one corner the current owners have installed a stylish wood burning stove, in a contemporary style, set on a quadrant hearth with tall flue extending through the roofline.

Kitchen 3.91m x 3.10m (12'10 x 10'2)

Of good proportion and fitted around two walls comprising beech worktop above cupboard and drawer storage units, wall cupboards to match complete with underlighting all set off by stylish tiled splashbacks. Inset stainless steel sink unit with mixer tap, Bosch four ring hob, double oven with chimney hood in brushed steel above. Plumbing for washing machine. A Warmflow combination oil fired boiler supplies domestic hot water and radiators throughout. Double radiator. Velux

window and further window to the front and further feature from the vaulted ceiling. Smart herringbone pattern laid ceramic tiles provide the impression of timber boards. Exposed structural roof timbers and vaulted ceiling creating the opportunity to hang a smart 3 lamp suspended ceiling light as a focal point.

Bedroom 2 3.71m x 2.39m (12'2 x 7'10)

A further vaulted space with window to the side elevation and oak type floor. Double radiator with thermostatic valve. Exposed structural timbers.

Inner Hall

With feature full height window, vaulted ceiling and built in cupboard. Oak laminate flooring.

Bedroom 1 3.91m x 2.95m (12'10 x 9'8)

With oak type floor, double radiator with thermostatic valve, velux window along with further window to the front.

Bathroom

Attractively laid out with suite comprising p'shape shower bath including shower, low level wc and wash hand basin beneath a cool illuminating mirror. Exposed timber, velux window and extensive stylish stone type ceramic tiling along with a striking tiled floor. Stainless steel vertical heated towel rail radiator.

Outside

Hardly visible from the road the barn sits back to the left of a shared driveway/track leading off what is generally considered to be a quiet village lane. The long plot allows for parking of three cars and from a paved terrace at the rear of the main reception room, the remaining garden extends to over 200' where it meets open countryside being bordered by a meadow to the left and Charity Farm

House with its garden to the right. The barn's garden is essentially grass interspersed with a number of mature fruit trees including an apple along with planted borders containing bulbs and herbaceous plants. The southerly aspect can be readily enjoyed from the paved terrace, combing so well with the main reception room. Steps rise from here via a honeysuckle and rose arch to the lawn beyond. Courtesy lighting has been fitted to the outside of the barn and the pathway extends around the meadow side of the barn to a further area and the 1000lt oil storage tank. This discreet side/rear area also accommodates a Garden Shed.

Services

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

Postal Address

Charity Farm Barn, Stanwell Green, Thorndon, IP23 7JL

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

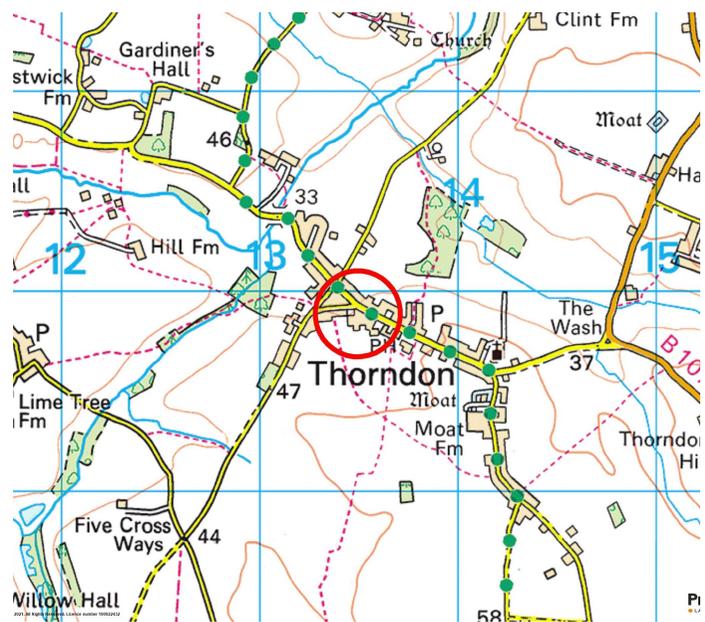
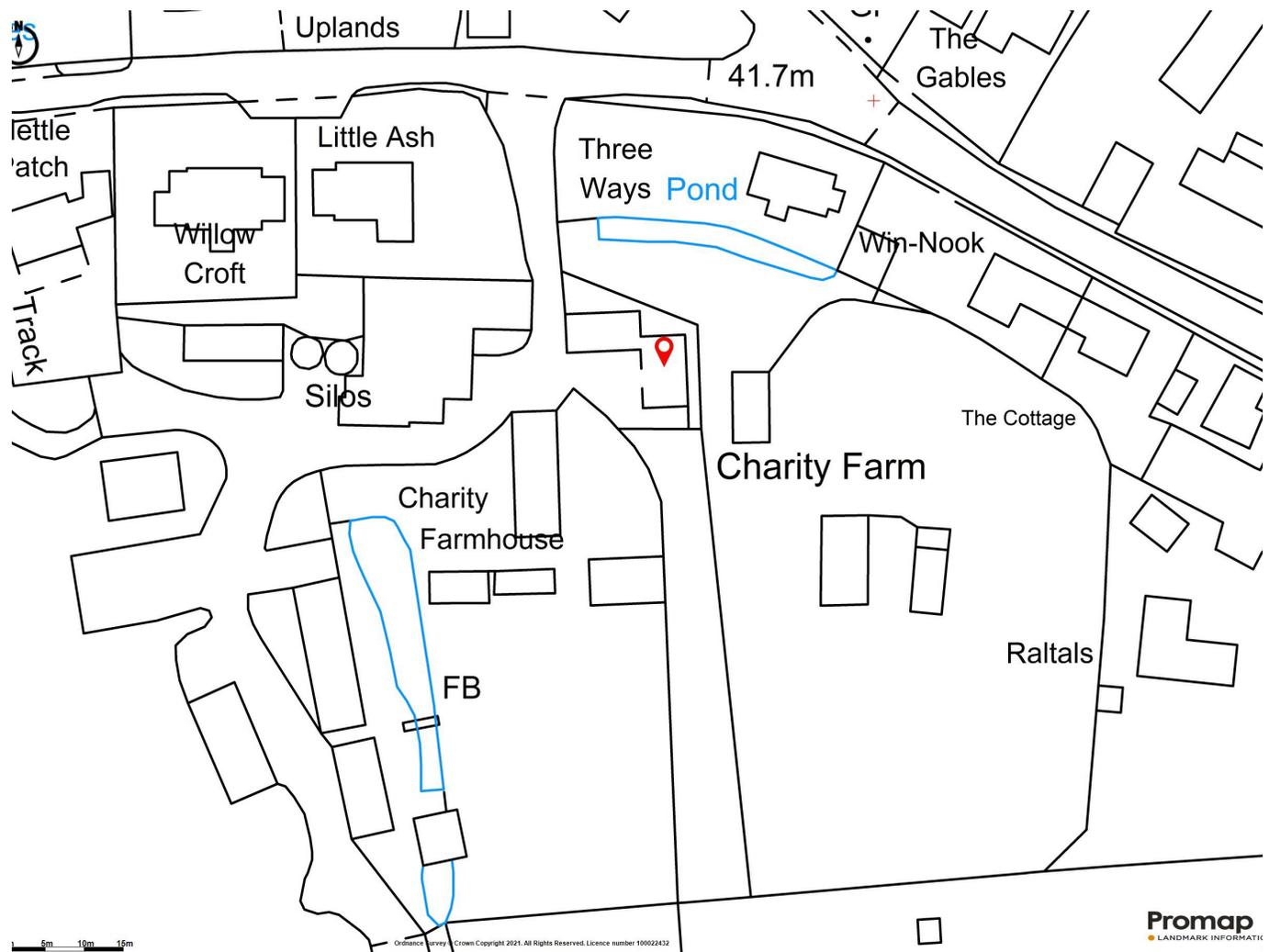
All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Directions

Thorndon can be approached from a number of directions. Initially we suggest turning off The Street taking the first left having passed The Black Horse Pub, Almost immediately, turn left onto an unmade track with signs for Charity Farm and Charity Farm Barn. Drive up to the barn on the left and park.

Viewing

By prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563



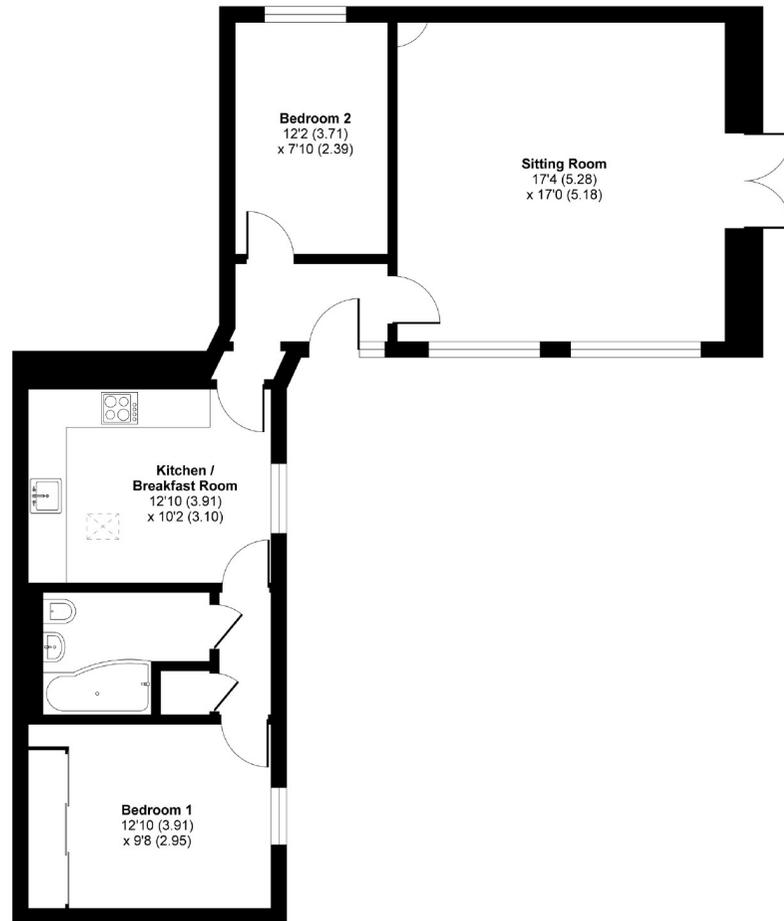
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Stanwell Green, Thorndon, Eye, IP23

Approximate Area = 729 sq ft / 68 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Harrison Edge Estate Agents. REF: 597280

Energy performance certificate (EPC)

CHARITY FARM BARN STANWELL GREEN THORNDON IP23 7JL		Energy rating D
Valid until 2 March 2031	Certificate number 2123-4228-5125-0651-1935	

Property type

Detached bungalow

Total floor area

74 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



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 although every effort has been taken to ensure that all statements within these particulars are factual. 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 necessary planning, building regulation or other consents. Applicants should contact the office of Harrison Edge to clarify any uncertainties. Harrison Edge have not carried out a survey, nor tested the services, appliances inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.