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Thurleston Lane, Ipswich, Suffolk, IP1

6TF

Guide Price £675,000 to £700,000

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- Detached Period Family Home
- Three Generous Double Bedrooms
- Five Reception Rooms
- Bespoke Kitchen
- Ground Floor Cloakroom
- First Floor Bathroom & Shower Room
- Accommodation in Excess of 2,000 sq ft
- Occupying a Plot Approaching Half an Acre (STS)
- Oil-Fired Central Heating
- Ample Off-Road Parking
- Garage, Workshop & Various Outbuildings

This detached period residence, believed to date from the mid-1800s, occupies a semi-rural position on the northern outskirts of Ipswich and offers characterful accommodation extending to in excess of 2,000 sq ft, set within a plot approaching half an acre (subject to survey). The property retains many period features and offers generous and versatile living space. The substantial sitting room is a particular highlight, featuring an open fireplace that creates a warm and inviting focal point. In addition, there is a separate dining room and a further living room, both benefitting from open fireplaces, making them ideal for both formal entertaining and everyday family living. At the heart of the home is a bespoke fitted kitchen/breakfast room, well-appointed and complemented by a traditional AGA, providing a practical yet character-rich space for cooking and dining. A study,

fitted with built-in office furniture, offers an ideal home-working environment. On the first floor, the accommodation boasts three very generous double bedrooms and are served by both a bathroom and a separate shower room, enhancing practicality for family or guest use. The property benefits from oil-fired central heating throughout.

Externally, the grounds provide ample parking, along with a garage, workshop and a selection of outbuildings, offering excellent storage and potential for a variety of uses, subject to the necessary consents. The generous plot size further enhances the semi-rural feel while remaining well located for access to Ipswich and surrounding amenities. Overall, this is a substantial and characterful period home offering space, flexibility, and a desirable edge-of-town setting.



The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Entrance Hall: The spacious hallway has a window to the front aspect, radiator, turning staircase rising to the first floor with understairs cupboard, and doors

leading to the cloakroom, sitting room, breakfast room and dining room.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator, tiled floor, and an opaque window to the front aspect.

Sitting Room: 12'1" x 12' (3.68m x 3.66m) A window overlooks the front aspect with a radiator beneath, wooden flooring, and a working open fire set within a feature fireplace, complemented by bespoke built-in shelving on either side.

Dining Room: 14'2" x 14' (4.32m x 4.27m) A bright dual-aspect room with front and side windows, centred around a charming working open fire in a feature fireplace. Real wood flooring, picture rails, and a handy serving hatch to the kitchen add to the appeal. There is a door leading to:

Living Room: 20'9" x 15'5" (6.32m x 4.7m) A very light and airy dual-aspect room with a charming box bay window to the side



and three windows to the front. An ornate fireplace houses a working open fire, complemented by picture rails and three radiators.

Breakfast Room: 12'1" x 9'7" (3.68m x 2.92m) Benefitting from a rear-aspect window and stable door to the garden, this versatile space features a floor-mounted oil-fired Worcester boiler, bespoke chimney-breast shelving, a vertical radiator, tiled flooring, and inset ceiling spotlights. A generous room for a large dining table and chairs, with a door to the study and an opening through to:

Kitchen: 14' x 8'4" (4.27m x 2.54m) The bespoke kitchen offers a generous range of country style units topped with granite work surfaces and upstands, complete with a classic butler sink. There is an integrated oven and hob with extractor above, together with an Aga and space for a fridge freezer. A serving hatch links

through to the dining room, while inset spotlights, tiled flooring, and a rear-facing window enhance the space.

Study: 12' x 9'7" (3.66m x 2.92m) Window to the rear aspect, radiator, ceiling inset spotlights, and a range of built-in office furniture including desk and shelving.

First Floor Landing: A four-piece suite comprising a bath with telephone-style shower attachment, low-level WC, bidet and pedestal hand wash basin, together with a radiator, wood-panelled walls, ceiling inset spotlights, and a front-aspect window.

Bedroom: 20'9" x 14'2" (6.32m x 4.32m) A wonderfully light and spacious room, benefitting from a double-glazed side window and two dormer windows that fill the space with natural daylight, alongside a radiator and a charming period fireplace.

Bedroom: 14'2" x 14' (4.32m x 4.27m) Double-glazed window to the front aspect, radiator, and period fireplace.

Bedroom: 12' x 11'11" (3.66m x 3.63m) Dual-aspect with windows to the front and side, radiator, and period fireplace.

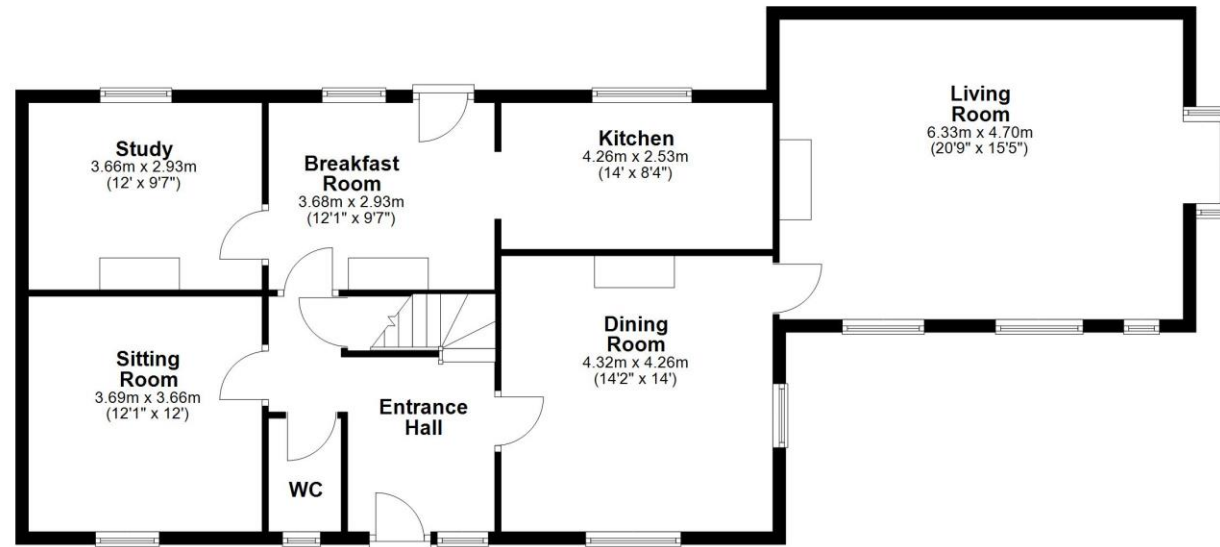
Family Bathroom: 11'8" x 6'6" (3.56m x 1.98m) A four-piece suite comprising a bath with telephone-style shower attachment, low-level WC, bidet and pedestal hand wash basin, along with a radiator, wood panelled walls, ceiling inset spotlights, and window to the front aspect.

Shower Room: 13'4" x 4'9" (4.06m x 1.45m) A three-piece suite comprising a shower enclosure, high-level WC and pedestal hand wash basin, along with a radiator and windows to the rear and side aspects.

Outside: Set within a plot of just under half an acre (subject to survey), 'Thurleston Farm House' is approached through a five-bar gate onto a block-paved driveway that leads to the garage (30'3 x 12'6) and rear workshop (12' x 10'8). The beautifully kept gardens sweep around the property and are mainly laid to lawn with a patio and a charming walled seating area to the rear. A gate opens into a courtyard housing four useful outbuildings - including a utility room and storage - as well as the oil tank. Beyond this is a productive garden area with vegetable beds, fruit trees, and colourful borders, all overlooking open fields and paddocks.

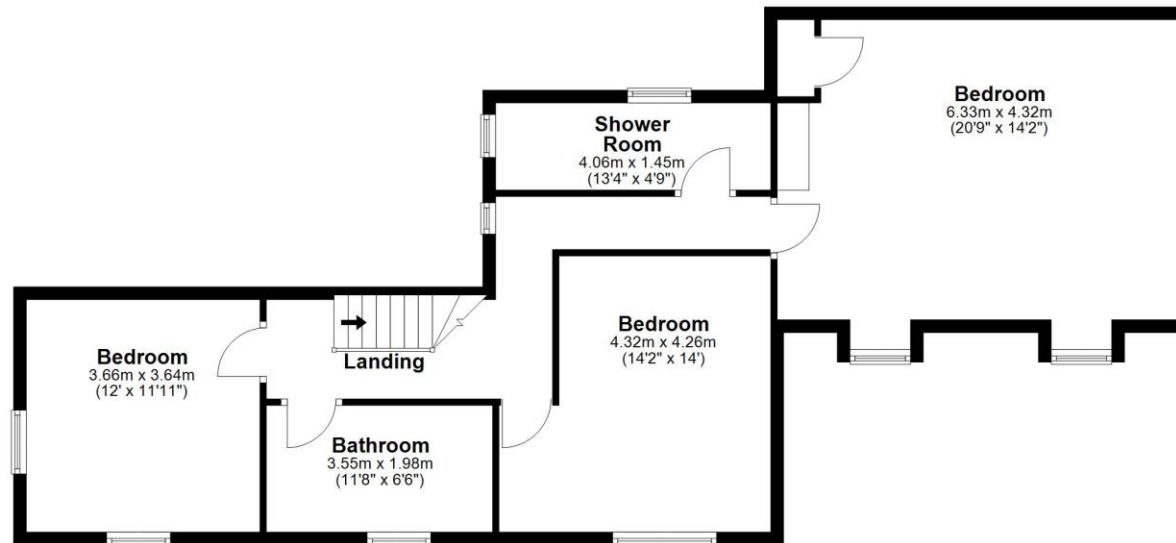
Ground Floor

Approx. 109.2 sq. metres (1175.5 sq. feet)



First Floor

Approx. 87.3 sq. metres (939.6 sq. feet)



Total area: approx. 196.5 sq. metres (2115.2 sq. feet)

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Attributes

3 Bedrooms, 2 Bathroom, 5 Reception,

EPC Rating: E

Council Tax Band: F



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