



# THURSTON HOUSE



BURY ST EDMUNDS | SUFFOLK









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*Bury St Edmunds 6.4 miles • Cambridge 34 miles (London King's Cross from 47 minutes) • Stansted Airport 48.7 miles • London 88 miles  
(All distances and times are approximate)*

*An immaculate Grade II listed country house with exceptional gardens, outbuildings and equestrian facilities set within attractive parkland.*

**Ground Floor:** Reception Hall • Drawing Room • Dining Room • Sitting Room • Kitchen/Breakfast Room • Cinema Room  
Conservatory • Utility Room • WC • Cellar

**First Floor:** Principal Bedroom with Ensuite Bathroom and Dressing Room • Further Ensuite Bedroom with Dressing Room  
Three Bedrooms • Two Bathrooms • Laundry • Study

**Second Floor:** Three Bedrooms • Bathroom • Dressing Room • 4 Attic Rooms with a Bathroom

Two Bedroom Flat • Swimming Pool and Pool House • Garaging • Outbuildings • Workshops • Farm Buildings • Stables

Formal Gardens and Grounds • Kitchen Garden • Pond • Parkland • Paddocks • Manège • Horse Walker

**In all about 34.15 acres**

**For sale as a whole**



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.



## SITUATION

When you arrive at Thurston House, the grand quintessential house sits beautifully in the parkland with historic trees and a large pond in front of the house.

Thurston House is situated about 1 mile from the village of Thurston and 6 miles east of Bury St Edmunds, the historic market, cathedral town known as the jewel in the crown of Suffolk. Bury St Edmunds is recognised for its history, beautiful outside spaces and great mix of independent and high street shops and for being Suffolk's Foodie Town with its fantastic eateries. The famous racing centre of Newmarket is approximately 20 miles away and the city of Cambridge is 34 miles via the A14, providing excellent shopping, recreational, cultural and educational facilities. London is easily accessible via the M11 and there is a fast train to King's Cross (47 minutes) from Cambridge or to London Liverpool Street from Stowmarket (80 minutes).



Abbey Gardens, Bury St Edmunds



Racing at Newmarket



Thetford Forest

**Education** – There are numerous good schools in the area in both the public and private sector. Notably, Culford School, Old Buckenham Hall, Framlingham College, Woodbridge School, Ipswich School, Ipswich High School, Royal Hospital School and Orwell Park. Further afield in Cambridge The Leys School and The University of Cambridge.

**Activities** – Racing can be found in Newmarket, Wyke Vineyards offers an array of activities including restaurants, country store and farmers' market. Thetford Forest is also nearby for walks and activities.

**Dining** – Pea Porridge, Maison Bleue, The Weeping Willow, 1921 and The Angel Eaterie, Tuddenham Mill, The Packhorse Inn, The White Horse, The Leaping Hare Restaurant at Wyken Vineyards.



Cambridge

## THURSTON HOUSE

Thurston House has a long and interesting history and is believed to date back to the 1300s. It has been built on throughout the centuries with the last major building works in the 1763, with further renovations in the 1990s and 1990s. This was the estate

house that owned much of the southern part of the parish including Thedwaste Hill and Stockhold Green. Thurston House was once owned by the Cavendish family. Mrs Tyrell Cavendish wished to present the village with a new village hall in memory of

her late husband, Tyrell William Cavendish, who had lost his life on board the Titanic in 1912. They were both travelling to America to visit Mrs Cavendish's father, leaving their two young sons in England due to illness. Mrs Cavendish survived but never returned

to live in Thurston House which they had purchased shortly before the journey to America. The village hall, Cavendish Hall was built on the site in 1914/15.





The front door opens via an attractive glazed entrance porch into the large and light reception hall. This leads through to a well-proportioned drawing room, spacious dining room and study, providing ample living and entertaining space. An impressive staircase leads off the main hall to the first and second floor bedrooms. To the rear of the staircase, a sizeable conservatory

overlooks the delightful terrace and manicured gardens. Via the conservatory and breakfast room you will find a large family kitchen, breakfast room and utility room. The bespoke Smallbone kitchen is finished with granite worktops and extends to provide ample space for family living. The snug to the rear of the property offers further comfortable living space with its substantial

fireplace adding a level of country charm. The first floor comprises five spacious bedrooms, two of which have access to generously proportioned en suites. Along with its en suite, the principal bedroom features a large walk in dressing room. Two additional family bathrooms, a study

and a spacious laundry room add further convenience to the first floor. The second floor leads to three further bedrooms, one bathroom and a walk in dressing room. In addition, there are four attic rooms which could be used for storage or as children's bedrooms, along with a bathroom.













# FLOOR PLANS

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



**Approximate Gross Internal Floor Area:**  
 Thurston House (includes Garage & Coach House) - 11,723 sq ft / 1,089.1 sq m  
 Limited Use Area(s) - 256 sq ft / 23.8 sq m  
 Outbuilding - 12,572 sq ft / 1,167.9 sq m  
**Total - 24,551 sq ft / 2,280.8 sq m**  
 For identification only, not to scale.





## GARDEN AND GROUNDS

The properties attractive formal gardens with boxed hedges and herbaceous borders lead on to a sizeable kitchen garden with a selection of well established fruiting trees. The grounds include a number

of immaculately fenced paddocks with additional field shelters, while the ancillary pony stables, horse walker and all weather manège provide ample facilities for any equine buyer. The mature parkland setting

features three driveways, one towards the yard and the remaining two towards the main house. The principal drive, flanked by mown grass and a charming avenue of lime trees, provides private entry via automatic

wrought iron gates and brick pillars. The land at Thurston House extends to 34.15 acres and comprises a mix of gardens and grounds, pasture and woodland.













# OUTBUILDINGS

Thurston House's grounds boast a wide selection of traditional yet well maintained outbuildings. The largest of these is a substantial traditional barn, allowing for farm machinery or car storage. Adjoining this outbuilding is a range of stables, tack rooms, a three car garage and a workshop. A separate modern agricultural barn allows for additional flexible storage.

The property benefits from a two bedroom Coach House flat above the workshop which has a large kitchen and living room. The pool area in the corner of the garden offers a wonderful summer entertaining spot with a small terrace for outdoor dining, a pool room/gym and covered swimming pool.



Ground Floor

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bathrooms
- Storage

**Approximate Gross Internal Floor Area:**  
 Ancillary Buildings (includes Garage & Annexe) - 11,723 sq ft / 1,089.1 sq m  
 Limited Use Area(s) - 256 sq ft / 23.8 sq m  
 Outbuilding - 12,572 sq ft / 1,167.9 sq m  
**Total - 24551 sq ft / 2280.8 sq m**

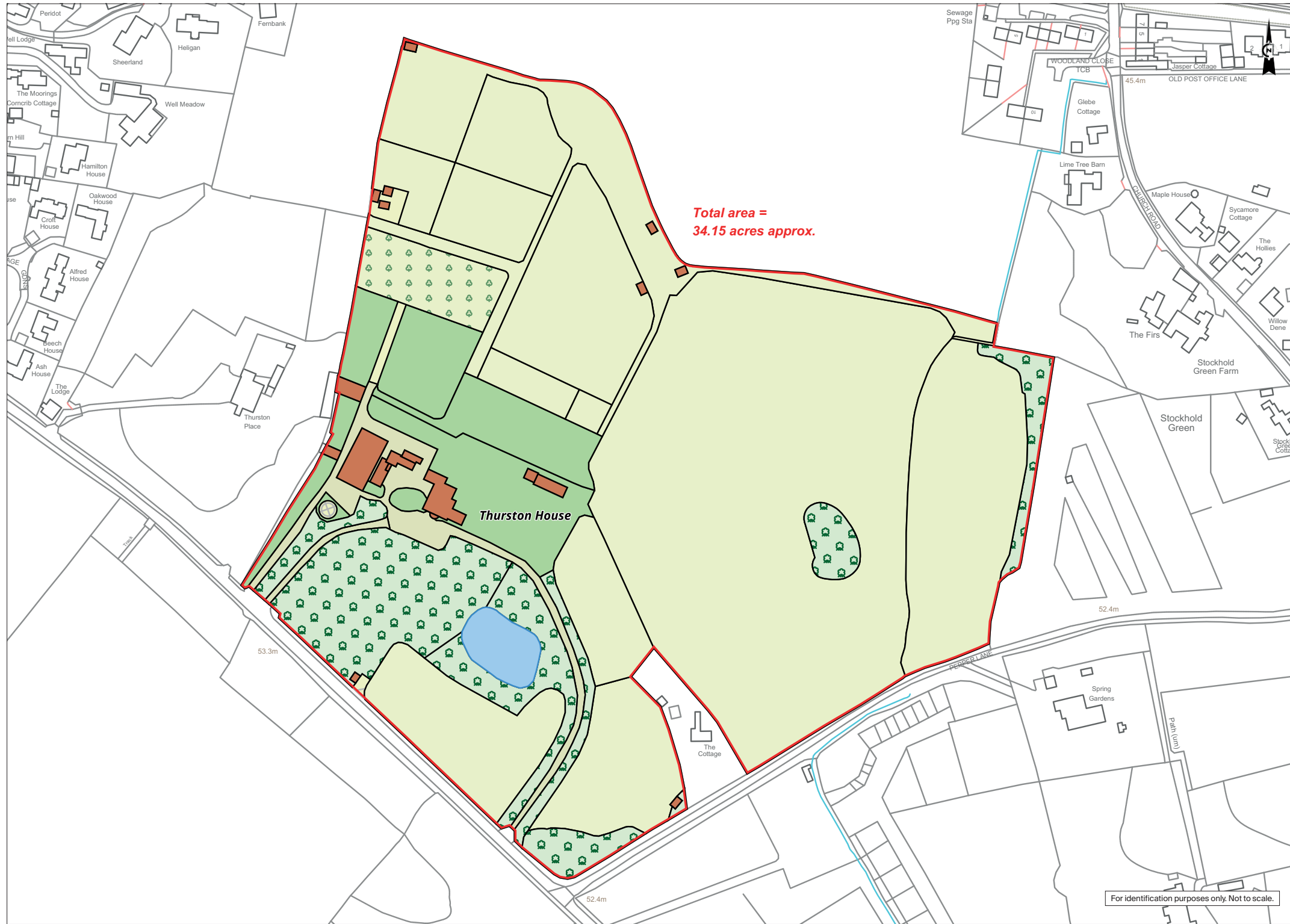
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## GENERAL REMARKS AND STIPULATIONS

### METHOD OF SALE

The property is offered for sale freehold as a whole with vacant possession by private treaty.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are no footpaths across the property.

### SERVICES

Mains water, electricity and oil fired central heating with private drainage.

### FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, statues and garden ornaments, garden machinery and agricultural machinery.

### EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

### PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

### LOCAL AUTHORITY

Mid Suffolk District Council.

### COUNCIL TAX BAND

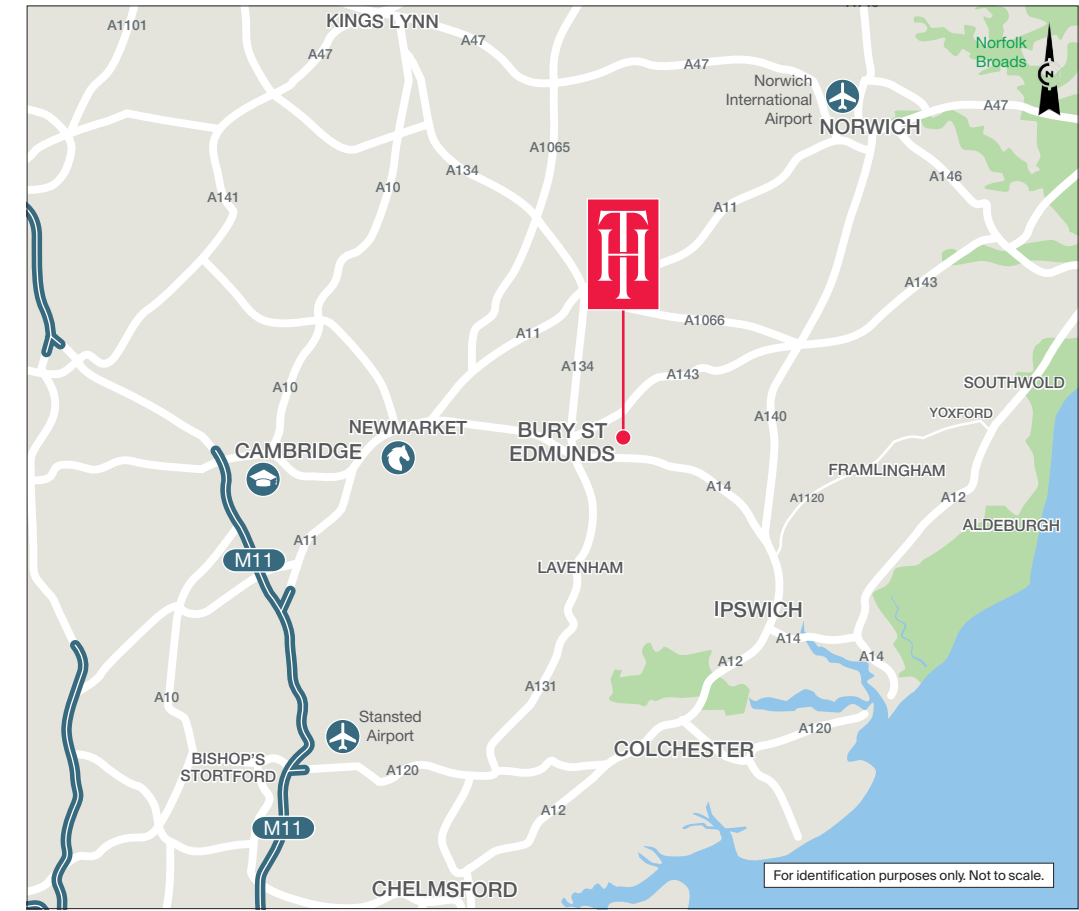
Band H.

### POSTCODE

IP31 3QZ

### VIEWINGS

All viewings are strictly by appointment with the Vendor's agent.



### IMPORTANT NOTICE

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**Knight Frank**  
Country Department  
55 Baker Street  
London W1U 8AN  
[www.knightfrank.com](http://www.knightfrank.com)

**Georgie Veale**  
+44 (0) 20 3995 0779  
[georgie.veale@knightfrank.com](mailto:georgie.veale@knightfrank.com)

**Liam Caudwell**  
+44 (0) 20 3307 4148  
[liam.caudwell@knightfrank.com](mailto:liam.caudwell@knightfrank.com)



