



196 The Street, Thornham Magna

Eye

Minors & Brady

196 The Street

Thornham Magna, Eye

In the heart of Thornham Magna, this distinguished period cottage combines timeless character with refined practicality. Set behind a discreet gated frontage, it opens to a beautifully proportioned interior where exposed beams, a wood-burning stove, and tiled floors create an understated sense of heritage. The kitchen and adjoining garden rooms are thoughtfully appointed, linking effortlessly to the landscaped rear garden with its terrace, workshop, and insulated garden studio. Private off-road parking and a peaceful, wooded backdrop complete the setting. Blending authenticity with modern ease, this is a quietly exceptional home in one of Suffolk's most desirable villages.



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- Beautiful mid-terrace cottage positioned in the sought-after village of Thornham Magna
- Characterful reception room with exposed timber beams, traditional tiled flooring, and a wood-burning stove
- Well-designed kitchen featuring wooden work surfaces, integrated electric oven and microwave, induction hob with extractor, and space for additional appliances
- Adjoining boot room offering practical storage for coats and shoes with direct access to the rear garden
- Two charming bedrooms on the first floor retaining original features including exposed beams, with the principal bedroom benefiting from a walk-in wardrobe
- Fully tiled family bathroom with bath, shower over, WC, and wash basin
- Landscaped rear garden with sheltered terrace, well-planted borders, winding brick pathways, and peaceful views of mature woodland
- Traditional brick outhouse with power and light, offering potential for conversion subject to permissions
- Large timber workshop and bespoke insulated summer house providing versatile space for hobbies, work, or creative use
- Gravelled off-road parking for multiple vehicles with shared track access enhancing village community feel



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Location

Thornham Magna is a small, picturesque village in north Suffolk, set amid gently rolling countryside and farmland. The village itself has a quiet, rural charm, with historic cottages, a parish church, and scenic walking paths, making it ideal for those who enjoy a slower pace of life and a strong sense of community. While the village has limited shops, nearby Eye, just under four miles away, provides everyday amenities including a supermarket, independent stores, cafes, a pharmacy, and a medical centre. For a broader range of services, leisure facilities, and commuting options, Diss is only about six miles away, offering larger supermarkets, high street shops, restaurants, and a railway station with direct links to London and Norwich.

Families in Thornham Magna benefit from access to local schools, with primary education in nearby villages and Hartismere High School in Eye serving older children. School buses regularly connect surrounding villages, making the area convenient for families with children. Public transport is modest but functional, with local bus links to Eye and Diss, while the A140 provides straightforward road access to Norwich, Ipswich, and other regional hubs.



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Approached via the Street in the heart of the sought-after hamlet of Thornham Magna, this charming period cottage sits behind a small, gated front garden with a pathway leading to the main entrance. To the rear, a shared track provides vehicular access to private off-road parking, with ample space for multiple vehicles. The track is shared with neighbouring homes, offering access to their gardens and parking areas, enhancing the sense of community typical of this picturesque village setting.

Stepping through the front door, you are immediately welcomed into a characterful reception room brimming with period detail. The space exudes warmth and comfort, with traditional tiled flooring underfoot, exposed timber beams above, and a striking inglenook fireplace housing a wood-burning stove, the perfect centrepiece for cosy evenings in. There's ample room for both seating and dining, while practical touches such as an under stairs cupboard and alcove shelving add charm and functionality. A short flight of steps leads up to the kitchen at the rear.

Thoughtfully designed, the kitchen makes excellent use of the space, combining rustic style with modern practicality. Fitted with a range of wall and base units topped with wooden work surfaces, it includes an integrated electric oven and microwave, an induction hob with extractor, and room for additional white goods. A door leads through to the rear boot room, which provides handy storage for coats and shoes and opens directly onto the rear garden, ideal for country living. From here, access is also provided to the family bathroom, which is fully tiled and fitted with a bath and shower over, WC, and wash basin.



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Upstairs, the first-floor landing leads to two comfortable bedrooms and a convenient cloakroom. Both bedrooms are rich in character, featuring exposed beams and traditional details that create a peaceful, inviting atmosphere. The principal bedroom benefits from a walk-in wardrobe, while the cloakroom includes a WC, hand basin, and further storage space. Additional attic storage is accessible via a hatch from the bedroom.

The generous rear garden offers a wonderful extension of the home, providing a peaceful and versatile outdoor space to enjoy throughout the seasons. Directly from the rear of the cottage, a sheltered paved terrace creates a private spot perfect for outdoor dining or entertaining, bordered by a well-planted bed that adds colour and texture. The oil-fired boiler is discreetly positioned within this section of the garden.

A traditional brick-built outhouse stands nearby, complete with power and light, offering excellent potential for conversion (subject to the necessary permissions). Beyond this area, a wrought iron gate opens into the main section of the garden, where a winding brick pathway meanders through a neatly kept lawn and leads to the gravelled parking area at the far end.



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Practicality meets charm with a large timber workshop, also fitted with power and lighting, fully double-skinned and insulated, ideal for hobbies, storage, or a home workspace. A bespoke summer house sits within view, equally well-insulated and connected to power, providing a peaceful retreat or creative studio overlooking the garden.

The gravel parking area accommodates two vehicles side by side, with the garden itself backing onto a leafy, wooded backdrop that enhances the sense of privacy and connection to nature.

This delightful cottage blends period charm with practical modern living, perfectly positioned within one of Suffolk's most sought-after villages, offering a quintessential countryside lifestyle just moments from scenic walks, local amenities, and a welcoming community.

Agents note

Freehold

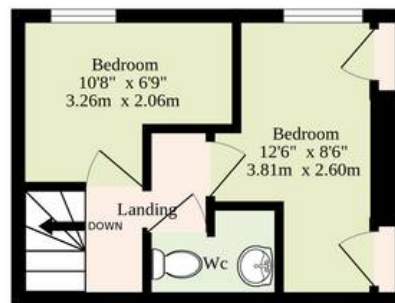


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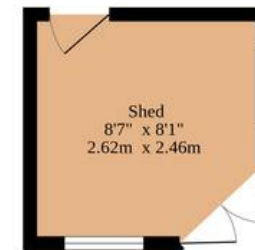
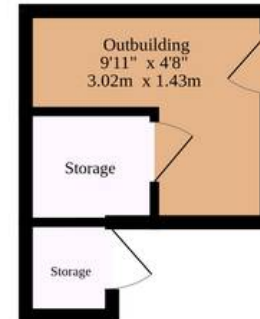
Ground Floor
301 sq.ft. (28.0 sq.m.) approx.



1st Floor
248 sq.ft. (23.0 sq.m.) approx.



Outbuilding
266 sq.ft. (24.7 sq.m.) approx.



Sqft Includes The Outbuildings

TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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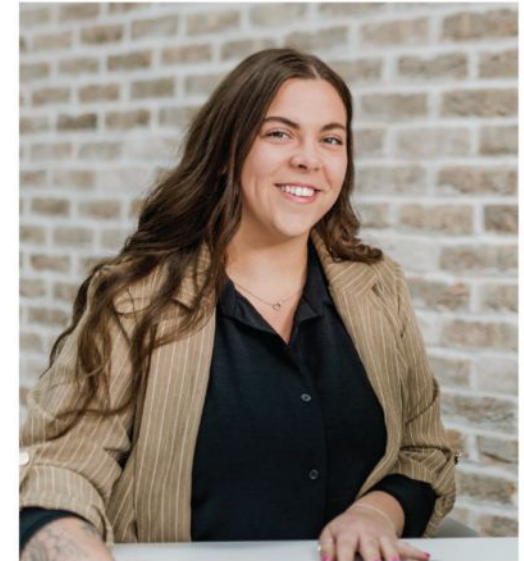
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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