Mill House Mill Road - Offers Over £500,000

Barningham,Barningham Suffolk, Bury St Edmunds, Suffolk IP31 1BT

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Estate & Letting Agents

"Consistently providing outstanding service to our clients"

- BEAUTIFUL GRADE II LISTED DETACHED COTTAGE
- WELL PRESENTED & RECENTLY REFURBISHED
- MANY PERIOD FEATURES
- THREE RECEPTION ROOMS, LAUNDRY ROOM, HALL, BATHROOM
- 3 DOUBLE BEDROOMS (EN SUITE STUDY/DRESSING ROOM TO BED 3), CLOAKROOM
- GARDEN STUDIO/ANNEXE WITH SHOWER ROOM
- DETACHED GARAGE WITH ELECTRIC DOORS AND GLASS DOORS TO THE SIDE
- PARKING FOR 4 CARS
- IN THE HEART OF THIS WELL SERVED VILLAGE
- OIL FIRED CENTRAL HEATING

A beautiful recently rethatched Grade II Listed four bedroom detached cottage with a self contained annexe set in the heart of this well served village. The accommodation comprises Entrance Hall, Sitting Room with inglenook fireplace and wood burner, Dining Room with inglenook fireplace and feature bread oven, Kitchen/Breakfast Room with vaulted ceiling and skylight and feature window overlooking rear garden, a Howdens shaker style kitchen with a breakfast bar and 3 oven, 5 ring range cooker, Study, Laundry Room with water softener, Side Entrance Hall, Inner Hall with staircase and Bathroom with a modern suite including jacuzzi bath. On the first floor there is a long landing, Bedroom 1, a double bedroom with feature exposed brick wall with walk in wardrobe (which is also accessed from Bedroom 2), Bedroom 2 another double bedroom with walk in wardrobe, Bedroom 3 which leads to Bedroom 4/En Suite Dressing Room. The property is well presented and has a wealth of period features but also has the benefit of having undergone a program of renovation and refurbishment to include the thatch being re-ridged in 2024, new Kitchen & Bathroom, replacement of most of the windows, replacement of the sitting room floor with new joists, new pressurised hot water system, conversion of the Studio/Annexe and redecoration throughout. The property has a spacious, light and airy feel with higher than normal ceiling heights.

Outside

Another wonderful feature of the property is the recently converted Garden Studio which is well suited for a number of uses including Annexe, Studio or Home Office. There is a kitchen area with a sink and drainer, a Cloakroom, a Shower Room and Sitting Room/Bedroom Area. There is also a long Garage with electric door and large glass windows and bi fold doors along the side. The property has driveway parking for four cars. The generous rear garden is fully enclosed and has terraced areas and astroturf and a gate leading to the parking area. There is an outside boiler and Oil Tank to the side of the property.

Barningham:-

Barningham lies about eleven miles to the north east of Bury St. Edmunds and within easy reach of the market towns of Thetford, Stowmarket and Diss - all with good amenities and the latter 2 with Intercity rail service to London. Local village facilities include a Post Office/village stores, primary school, parish church and public house which serves food and drink and runs a range of community events.

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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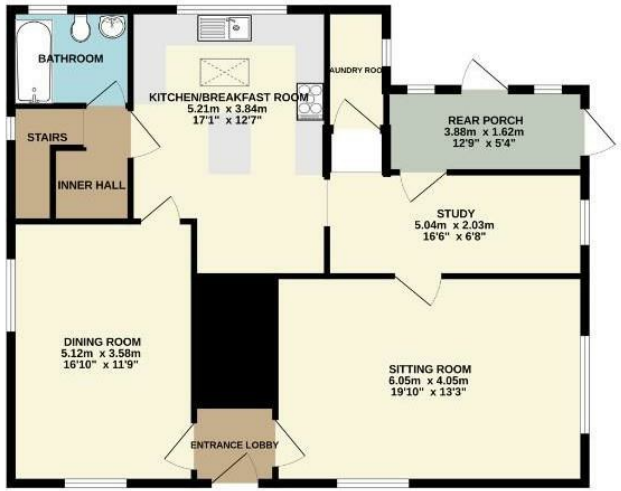
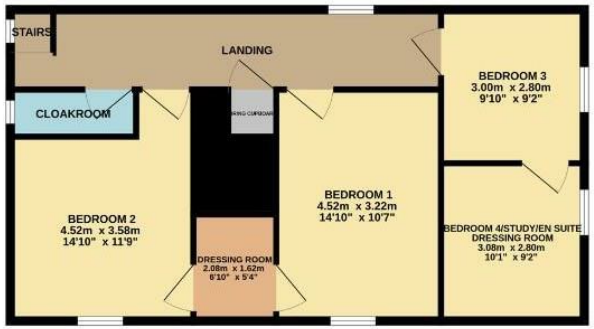
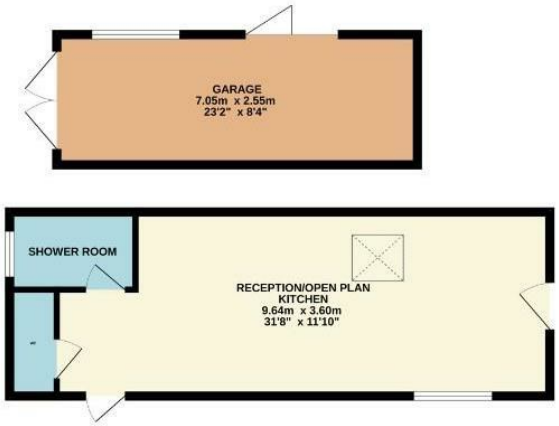
GROUND FLOOR



1ST FLOOR



OUTBUILDING



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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