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 & RENOVATED
- GARDEN STUDIO/ANNEXE
- THREE RECEPTION ROOMS, LAUNDRY ROOM, HALL, BATHROOM
- 3 DOUBLE BEDROOMS (EN SUITE STUDY/DRESSING ROOM TO BED 3), CLOAKROOM
- MANY PERIOD FEATURES
- 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

Beautifully Renovated Grade II Listed Thatched Cottage with Annexe

A stunning recently rethatched Grade II Listed four-bedroom detached cottage, set in the heart of a well-served and picturesque village. This exceptional home combines charming period features with modern comforts, offering both spacious living and a self-contained annexe—ideal for guests, home working, or multi-generational living.

Ground Floor Accommodation:

Entrance Hall
Sitting Room – Featuring an inglenook fireplace with wood-burning stove
Dining Room – With a second inglenook fireplace and original feature bread oven.
Kitchen/Breakfast Room – Light and airy with vaulted ceiling, skylight, and large feature window overlooking the rear garden. Includes a Howdens shaker-style kitchen with breakfast bar and a 3-oven, 5-ring range cooker.
Study
Laundry Room – Includes a water softener.
Side Entrance Hall and Inner Hall – Leading to...
Downstairs Bathroom – Recently updated with a modern suite including a jacuzzi bath.
Long Landing
Bedroom 1 – A spacious double with exposed brick feature wall and walk-in wardrobe (also accessible from Bedroom 2).
Bedroom 2 – Another double bedroom with shared walk-in wardrobe.
Bedroom 3 – Leads into Bedroom 4, which is currently used as an En Suite Dressing Room or could function as a fourth bedroom.
Annexe / Studio - Fully converted and self-contained

Key Features & Recent Renovations:

Thatched roof re-ridged in 2024
New kitchen and bathroom
Replacement of most windows
New pressurised hot water

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

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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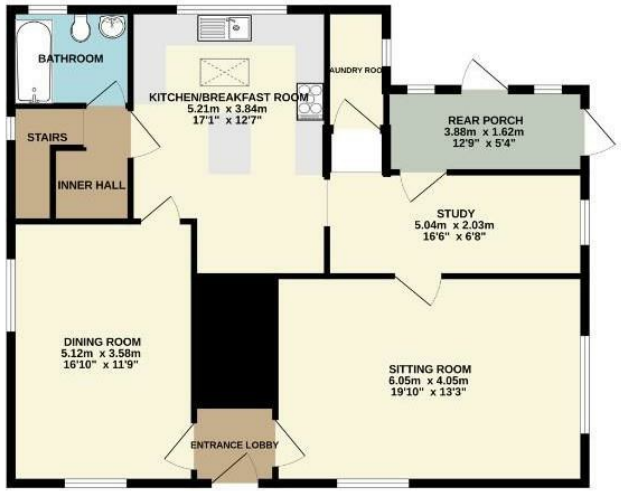
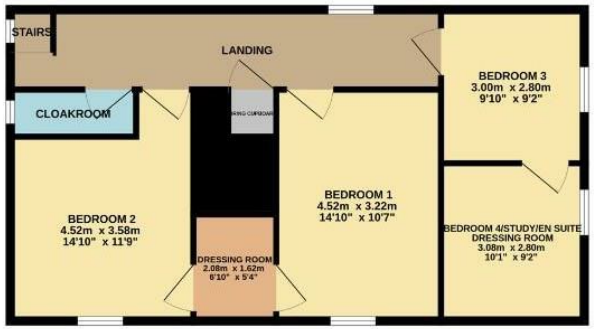
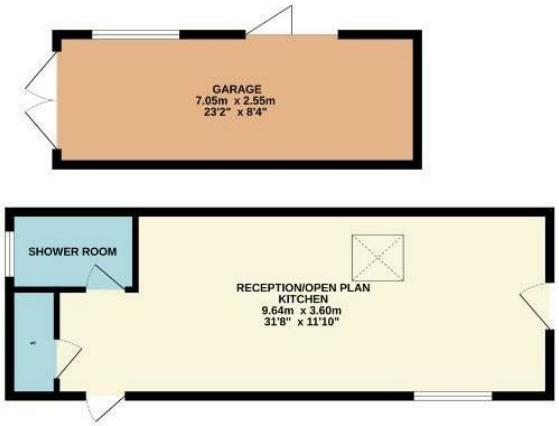
GROUND FLOOR



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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