



**AN INDIVIDUAL MODERN HOUSE IN AN EXCEPTIONAL SETTING, WITH 16-ACRES AND 10 PADDOCKS**

Mill View, West Stow Road, Flempton, Bury St Edmunds, Suffolk IP28 6EN

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ESTABLISHED 1966

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**Mill View**  
**West Stow Road**  
**Flempton**  
**Suffolk IP28 6EN**

- *Bury St Edmunds 5 miles*
- *Newmarket 13 miles*
- *Cambridge 27 miles*

**AN INDIVIDUAL MODERN HOUSE IN AN EXCEPTIONAL SETTING,  
WITH 16-ACRES, STABLING AND OUTBUILDINGS**

**Guide: £925,000**

RECEPTION HALL • CLOAKROOM • SITTING ROOM  
KITCHEN/BREAKFAST ROOM • UTILITY ROOM • FIRST FLOOR  
SITTING ROOM WITH BALCONY • 2 BEDROOMS • BATHROOM  
10 STABLES • OFFICE • WORKSHOP • FORMER CAMPSITE  
FACILITIES • **ALL IN 16.3-ACRES**

Situated in an enviable semirural location, yet convenient for Bury St Edmunds, Mill View is a unique and beautifully located house with mature meadows and a large range of outbuildings. The land had been home to a riding school and livery yard over many decades and in recent years became partially used as a campsite, and whilst both livery and camping have not been offered of late, it could potentially appeal to those looking to diversify the use of the land.

The house is a beautifully crafted modern home, build around 10 years ago by local well-known builders using traditional materials to create a high-quality individual house, extending to around 1,850ft<sup>2</sup> and benefitting from large levels of natural light.

Predominantly arranged on one floor, the property comprises a large reception hall with oak flooring, coat cupboard and cloakroom. The sitting room enjoys a double aspect, with doors to the garden, oak floors and attractive fireplace housing a wood-burning stove.

The kitchen/breakfast room is a fabulous space, triple aspect, and fitted with an extensive range of modern shaker-style units with integrated twin oven, matching island with induction hob and extractor. There are built-in fridge, freezer and dishwasher. There is ample space for dining and seating areas, with a large bay with doors to the garden and a well-fitted utility room.





The 'bedroom wing' is located to the north, with two double bedrooms served by a modern bathroom, extensively tiled with separate bath and walk-in shower cubicle.

On the first floor is an open seating area, the perfect place to enjoy the views with glazed doors leading to a balcony. This could well be used as a third bedroom.

### Outside

The grounds are accessed from the village lane, there is extensive parking to the front of the house with further driveway leading around the gardens to the former campsite and paddocks. There is a further parking area to the stable yard, with traditional boxes and tack room. There are a number of further outbuildings, serving in the past as offices and general storage together with two shower cubicles, toilets and outside dishwashing area for campers.

Aside from a private garden area surrounding the house, the land comprises the former campsite, with power points to six 'bays', with the remainder of the land offering traditional grazing, with a number of mature trees and post-and-rail fencing. The land to the north abuts the River Lark, whilst there is a stream leading through the middle of the land. It really is very enchanting, with wildlife and peace in abundance.

**NOTE:** Whilst the land has served as paddocks for decades, it is not presently hosting any animals, as a result the paddock grass has become long and requires some maintenance in order to return the fields as grazing.

### Services

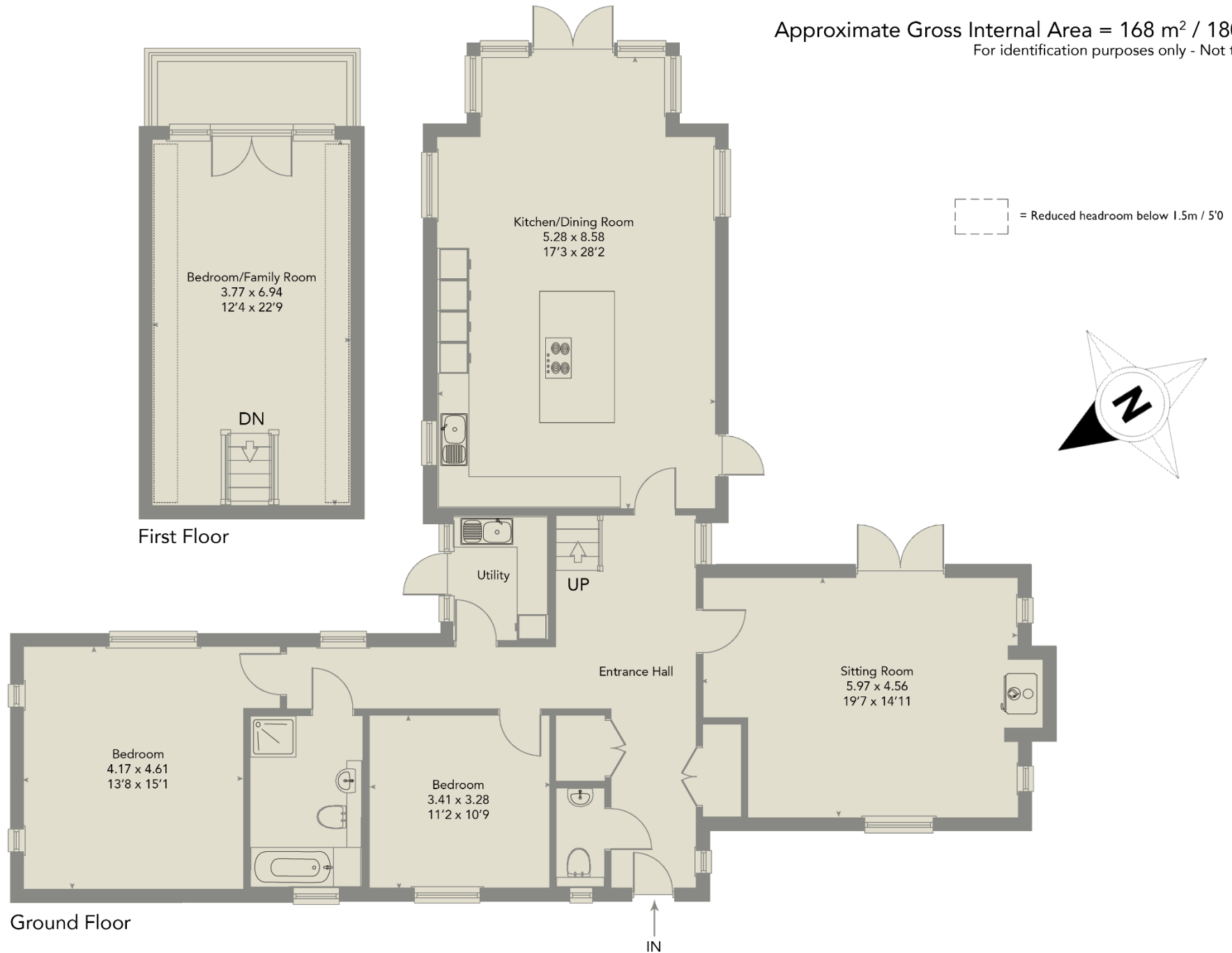
Mains water, drainage and electricity. Air-source underfloor heating. **Local Authority** West Suffolk District Council Tax Band E.

### Location

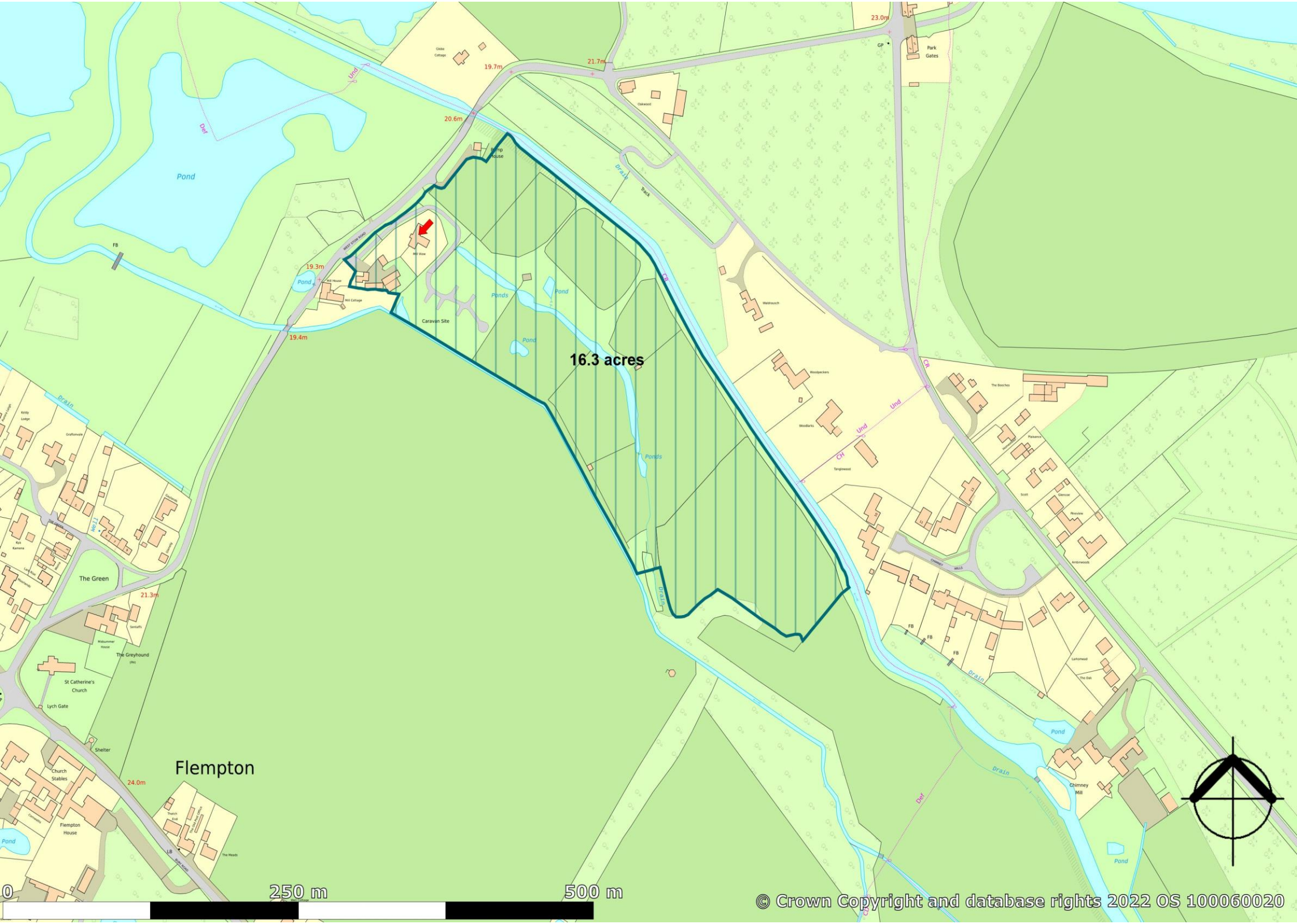
Flempton is a small village with well-known golf course and church, approximately 6 miles north-west of the market town of Bury St Edmunds, a fine historic cathedral town situated in the heart of East Anglia, which is considered to be the hub of East Anglia. The A14 dual carriageway gives access to the East Coast Ports, Ipswich, Cambridge, the Midlands and London via the M11. The town itself has good shopping, cultural, educational and recreational facilities, including the Georgian Theatre Royal, Art Gallery and Cathedral. Bury St Edmunds has rail connections to London via Cambridge and Stowmarket.



Approximate Gross Internal Area = 168 m<sup>2</sup> / 1808 ft<sup>2</sup>  
For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2022



16.3 acres



Pond

Flempton

250 m

500 m







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