



**AN EXCEPTIONAL PERIOD HOUSE SITUATED IN AN ENVIABLE SETTING ADJOINING WORTHAM LING**

Old Mill House, The Ling, Wortham, Norfolk IP22 1ST

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**Bedfords**

ESTABLISHED 1966



# Old Mill House

## The Ling

### Worham

### Norfolk

### IP22 1ST

- Diss (Mainline Station) 3 miles
- Bury St Edmunds 20 miles
- Norwich 25 miles

RECEPTION HALL • DRAWING ROOM • SITTING ROOM • SNUG • KITCHEN/DINING/FAMILY ROOM • STUDY • LAUNDRY ROOM • BOOT ROOM • 6 BEDROOMS • 3 BATHROOMS • LARGE GARAGE, WORKSHOP AND OFFICE/STUDIO • **ALL IN 0.43-ACRES**

Situated in an enviable setting adjoining The Ling – a 131-acre biological Site of Special Scientific Interest north of the village of Worham, Old Mill House is an exceptional period house, beautifully presented with many notable features reflecting the varying eras of building, from origins dating back to the 18<sup>th</sup>-century to a recent kitchen extension, the property cleverly blends the elegant characteristics with contemporary nuances whilst enjoying a large degree of natural light throughout.

Extending to 3,500ft<sup>2</sup>, the accommodation is arranged over two floors comprising a large reception hall with stripped floors, flanked by two elegant reception rooms, both enjoying generous ceiling heights with picture rails, sash windows and open fires. The rear hall leads to a snug, with open fire housing a wood-burning stove, further leading to a laundry, scullery and boot room.

The recent kitchen extension has been skillfully designed, leading from a study area with pamment floor and openings to a striking contemporary space, affording a large level of natural light with views over the gardens and The Ling beyond and bi-fold doors to the terrace.

The kitchen is fitted with a wide range of high-gloss base and eye level units, worktop and matching breakfast bar and island, integrated 5-ring gas hob and Neff induction, double oven, dishwasher and space for American-style fridge freezer. There is a further opening to a sitting/family room, with inglenook fireplace and tiled floors.

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**Guide: £975,000**







On the first floor is a large landing area, with the sash window to the front enjoying views over The Ling, with the principal bedroom having lovely views to the south and east from two sash windows, a walk-in wardrobe and en suite shower room. Bedroom 2 is of equal size, with triple aspect and cupboard.

There are four further bedrooms, served by a stylish modern family bathroom and a second shower room.

### Outbuildings

There are a large range of useful outbuildings, including a barn, cart-lodge and large garage/workshop, with adjoining workshop and separate staircase leading to a first-floor studio/office – perfect for those with seeking private workspace or hobbies.

### Outside

Old Mill House is approached from the village lane onto a large gravelled driveway, with a largely lawned garden wrapped around the property. There is an attractive pathway with oak sleepers and terrace, as well as a variety of mature trees and shrubs. The setting is truly wonderful, with footpaths on your doorstep around The Ling.

### Location

The location of Old Mill House is notable for its peace and solace, whilst being just 3 miles from a mainline station and 1.5 miles from the market town of Diss.

Enjoying a rural but yet not isolated position, the property is found upon 'the Ling' being an idyllic and rural common cared for by the Suffolk Wildlife Trust and offering an expanse of rural countryside walks within the beautiful and unspoilt countryside running through the Waveney Valley, whilst being just three miles drive to the west of Diss. The historic market town of Diss offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Bury St Edmunds is around 20 miles away, and is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

### Services

Mains water and electricity are connected • Sewage treatment plant • Oil fired heating • Fibre broadband directly to the house (300Mb).

Mid Suffolk Council Tax Band 'F'.  
EPC rating E



Approximate Gross Internal Area = 327 m<sup>2</sup> / 3520 ft<sup>2</sup>

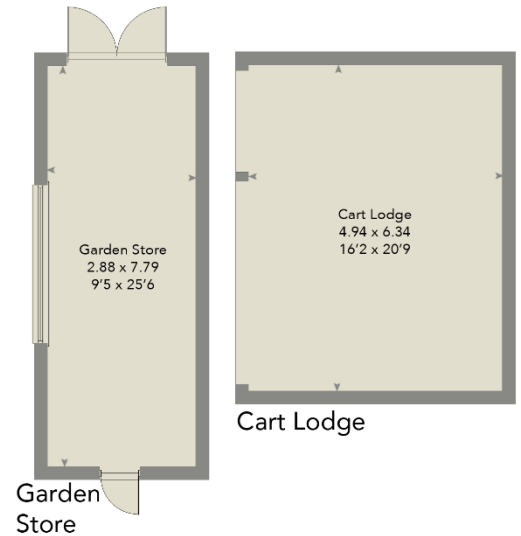
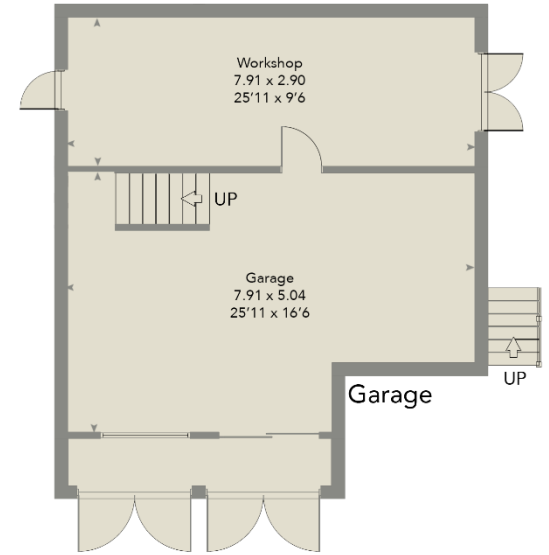
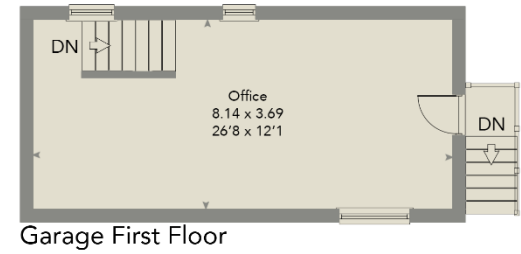
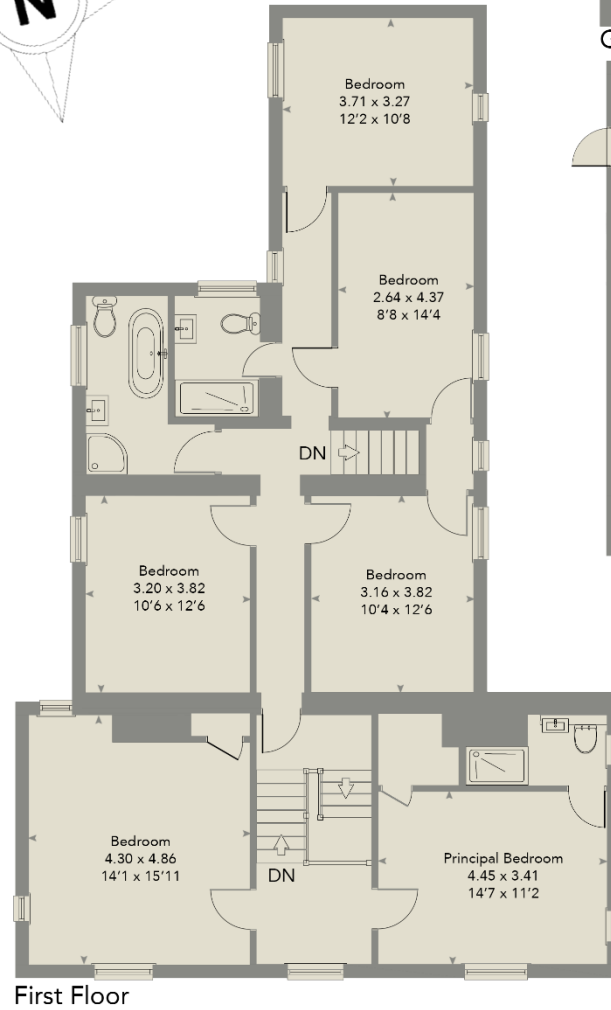
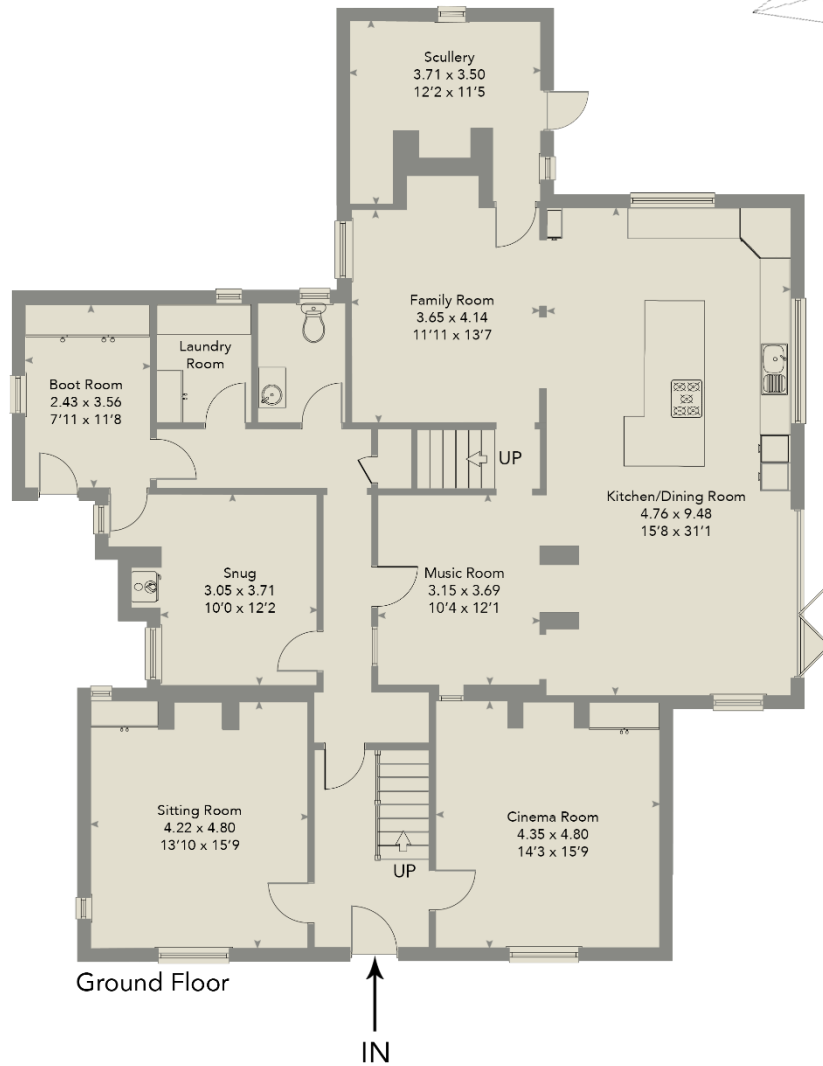
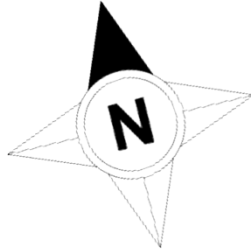
Garden Store = 22 m<sup>2</sup> / 237 ft<sup>2</sup>

Cart Lodge = 31 m<sup>2</sup> / 334 ft<sup>2</sup>

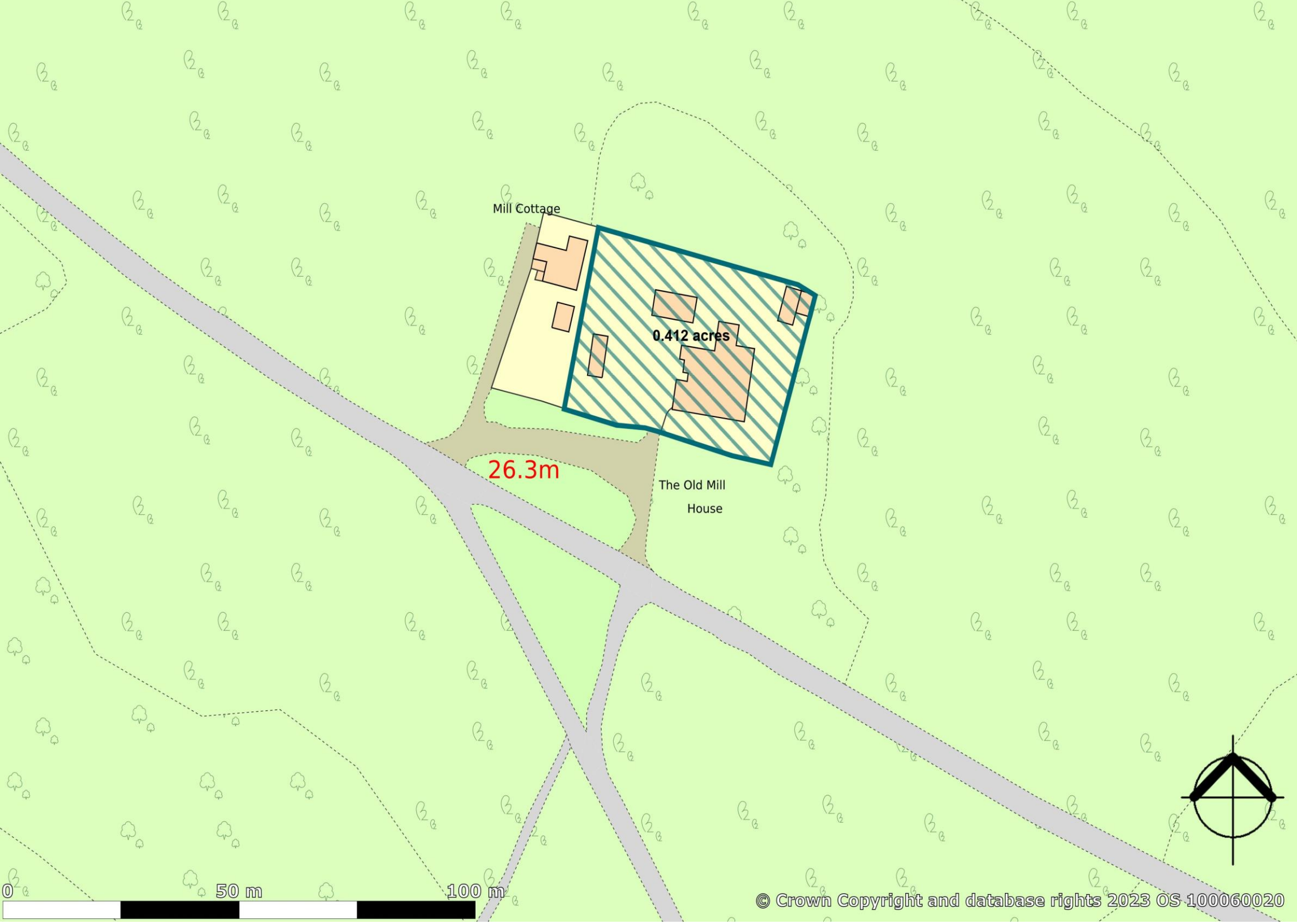
Garage = 95 m<sup>2</sup> / 1022 ft<sup>2</sup>

Total = 475 m<sup>2</sup> / 5113 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 © 2023

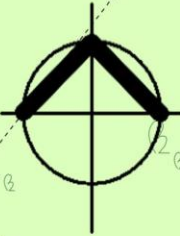


Mill Cottage

0.412 acres

26.3m

The Old Mill House



50 m

100 m









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