



SITUATED ON THE VILLAGE GREEN – NO CHAIN

The Mill House, The Green, Stowupland, Stowmarket, IP14 4AH

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Bedfords

ESTABLISHED 1966

The Mill House

The Green

Stowupland

Stowmarket

IP14 4AH

- Stowmarket Mainline Station - 1.4 miles
- Lavenham - 15 miles
- Aldeburgh - 30 miles
- Ipswich - 13 miles

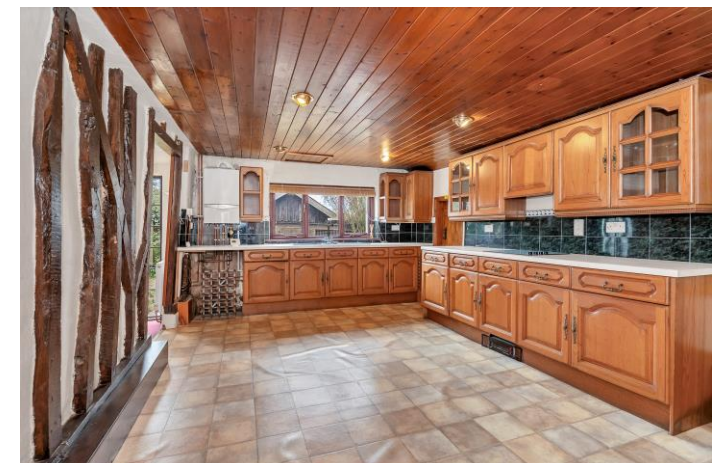
ENTRANCE LOBBY | THREE RECEPTION ROOMS | DINING AREA | KITCHEN | UTILITY | STUDY | SHOWER ROOM | PRINCIPAL BEDROOM WITH EN SUITE SHOWER AND DRESSING ROOM | THREE FURTHER BEDROOMS | FAMILY BATHROOM | GARDEN | LARGE GARAGE/WORKSHOP

Entrance lobby leads through to a central hallway, with staircase to first-floor. Off to the right is a reception room with a brick arched fireplace with matching hearth and display shelf, which complements the exposed ceiling and wall beams. To the left or straight ahead, via the dedicated dining area with brick wall feature and French doors to the side garden, is the central kitchen, which is also approached from the lobby off the hallway. This room, with its double-aspect, is fitted with a wide range of wooden-fronted cottage-style units, incorporating hob with hood above, integrated fridge, freezer, Siemens eye-level double oven, and dishwasher. This room has exposed wall timbers and a tongue-and-groove ceiling. There is a separate utility with external doors to both front and rear, a range of multiple white fronted wall and base units, including glass display cupboard, sink unit, with space and plumbing for washing machine and tumble dryer, if required, and fitted water softener.

From the dining area is a door leading to a separate wing, comprising a study, second reception room with double bay windows to the front and a pair of French doors leading out to the conservatory for enjoyment of the rear garden, completing the ground-floor, off the secondary lobby from the hallway, is a shower room with a back to the wall WC and vanity hand basin with storage below, and a large corner shower cubicle with an adjustable head shower, which is adjacent to a further reception room/occasional snug or bedroom with many exposed ceiling and wall timbers.

4-BEDROOM FORMER MILL HOUSE SET IN 0.29 ACRES

Guide: £575,000 FREEHOLD



From the central landing with exposed ceiling timbers, a corridor leads in to the principal bedroom suite with large extensively tiled en suite shower, with vanity basin with side worktop and multiple storage cupboards below, low-level WC, and corner shower cubicle with adjustable head shower, walk-in heated dressing room/wardrobe with shelf and hanging rail for storage solutions. Three further bedrooms, all with exposed timber work, one with a run of built-in wardrobe cupboards, all of which make use of the family bathroom, with vanity basin with storage below, low-level WC, and a large alcove double-ended central-fill spa bath with appropriate surrounding tiling (untested).

Agent's Note:

Both the utility and snug/occasional bedroom on the ground-floor have lower ceilings than the rest of the rooms.

Outside

Space for multiple vehicles, beyond which is a formal garden, which is predominantly lawned, with well-established boundaries, backing on to the historic open green at the rear. Within the garden there are two garden sheds, as well as a large garage-style workshop with power connected. Completing the outside is a block paved terrace in front of the kitchen window.

Services

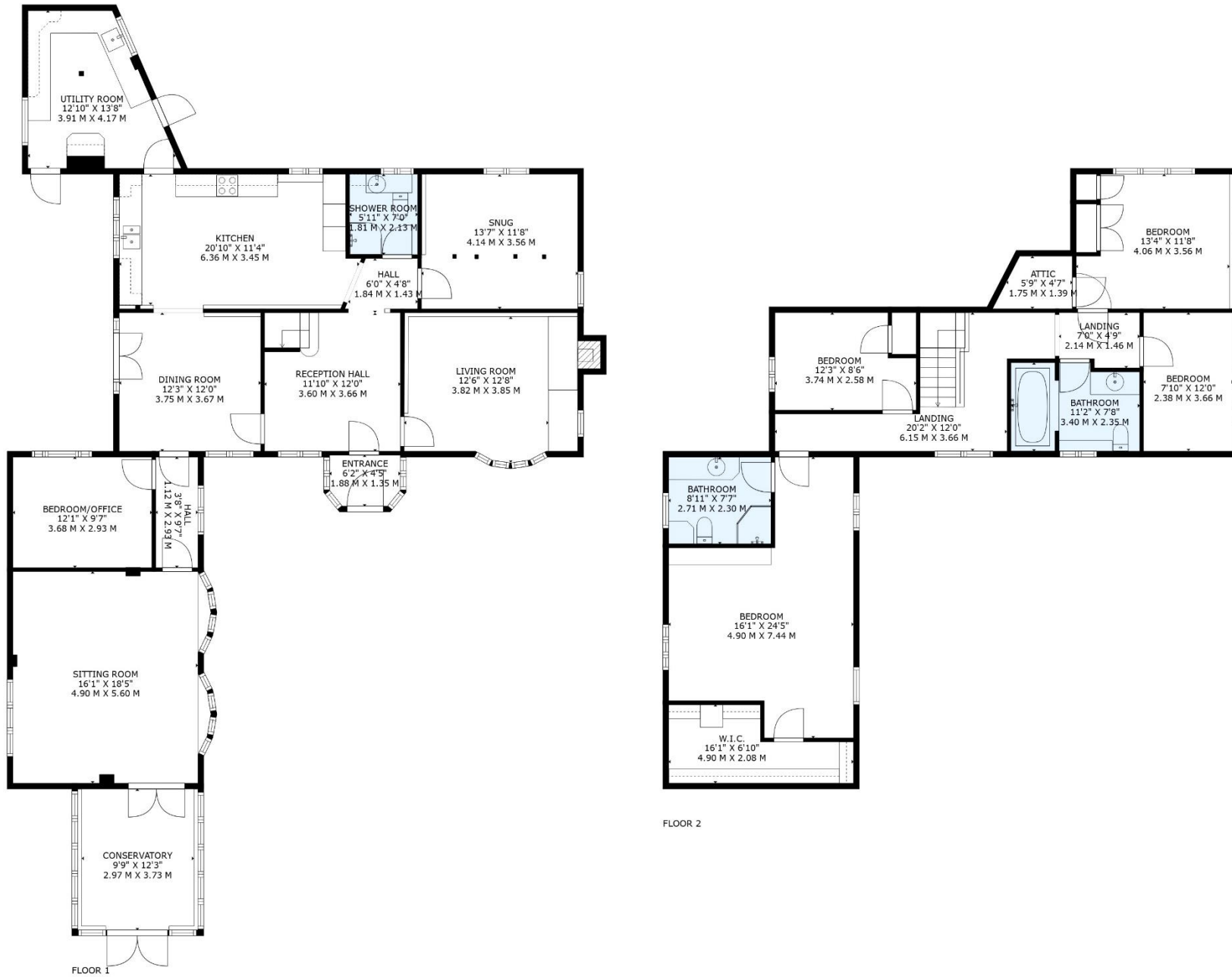
Mains water, gas, drainage and electricity. Gas-fired central heating. Council Tax Band F – Mid-Suffolk

Location

Stowupland is situated slightly north-east of Stowmarket, which is a traditional mid-Suffolk town with an excellent range of shopping, educational and recreational facilities. The property is located within walking distance from the public house – The Crown Situated 14 miles North West of Ipswich and 16 miles east of Bury St Edmunds the town has good access to the A14 and is served by a British Rail Intercity Service to London (Liverpool Street).



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | 76 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



TOTAL: 2811 sq. ft, 261 m²
FLOOR 1: 1704 sq. ft, 158 m², FLOOR 2: 1107 sq. ft, 103 m²
EXCLUDED AREAS: ENTRANCE: 26 sq. ft, 2 m², FIREPLACE: 4 sq. ft, 0 m², LOW CEILING: 26 sq. ft, 2 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.







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