



'Wonderful Six Bedroom Former Mill'
Haughley, Suffolk | IP14 3QS

WELCOME



This lovely conversion of an attached former mill is a wonderful opportunity to acquire a characterful historic property but without the restrictions of a listed building. With four reception rooms, six double bedrooms, a charming garden and a village centre location just two miles from Stowmarket, this beautifully presented home really has it all.







- Superb Attached Village Home
- Located Opposite The Pretty Village Church
- Accommodation Over Three Floors
- Charming Enclosed Gardens With Garage, Covered Parking Area and Useful Laundry
- Six Comfortable Bedrooms
- Ensuite, Family Bathroom and Shower Room
- Delightful Sitting Room, Snug and Formal Dining Room
- Spacious Kitchen Breakfast Room
- Exquisite Garden Room
- A Rare Opportunity To Acquire An Historic Property That Is Not Listed

There's a balance to be struck between creating a comfortable modern residence and not sacrificing any important characteristics of a period property that isn't easy to get right. At this property, however, this has been beautifully executed.

Entrance to the house is through what must once have been a delivery yard for vehicles, but which now makes an ideal car port with secure gates to the street. Due to the building's commercial history, the ground floor layout is unusual with reception rooms which lead one to another in a rather pleasing arrangement. The staircases (two of them) rise directly from the sitting room and dining room. The owners love the way the house lends itself to entertaining and have enjoyed many happy family gatherings, the more so because of the many bedrooms for guests.

Entry from the car port is directly into a room which could serve several functions. Currently, it's a music room, but it could equally be a second sitting room or a home office. Through this room is a large sitting room where light streams in through windows on three sides. Overhead are original oak beams, some displaying intriguing marks carved long ago by mill workers. A wide brick inglenook with oak lintel houses a woodburning stove, making a cosy focus in cooler months. In summer, French windows in a full-height bay window lead to a sheltered south-facing terrace.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Adjacent is an L-shaped dining room, conveniently placed between the kitchen and sitting room. This room and the kitchen next door were once a mechanic's workshop but have been cleverly incorporated into the rest of the house. From the street, another set of double doors appear to enter this space, but in fact they have been blocked off internally.

The sunny kitchen with windows to the garden is helped by pale units and a white ceiling so that the space seems much higher than it actually is. Black granite worktops run down two sides of the room, creating plenty of prep space and a stainless steel range cooker occupies the chimney breast. In this thoroughly modern kitchen an unusually wide and handsome Welsh dresser adds a nice antique accent. Doors lead to a spacious walk-in pantry, a utility room with WC and a stunning garden room. This last is a beautiful example of the kind with two sets of French doors – one pair leading to a little courtyard, perfect for morning coffee, the other pair back to the seating area outside the sitting room, the perfect place to relax and catch the last of the evening sun.

This home also has a large, dry cellar, an easily accessible and very useful space for general storage or indeed to store wine.

Upstairs on the middle floor are five double bedrooms. All display ancient beams, some of which still bear iron remnants of mill machinery, and views either to the front over the churchyard opposite or over the garden at the back. In places, beams have been painted white, successfully lifting the ceilings and creating a sense of light and space.

The master bedroom has been reconfigured to accommodate an en-suite shower room as well as a walk-in closet large enough to be a dressing room.

A spacious bedroom in the centre of the house has latterly been used as a wonderful home office, its higher semi-vaulted ceiling in contrast to the other bedrooms. Cupboards have been built around the beams and there is a useful storeroom. The two family bathrooms on this floor are exceptionally well designed – clean, minimal, elegant and modern – one with a shower, the other with shower and bath.

Stairs outside the office lead to the second floor. Here is a landing with useful under-eaves storage and off it is a sizable loft bedroom, also with plenty of cupboards built into the pitch of the roof. Flooded with light from Velux windows, this would make a wonderful work-from-home space, a project room or a place for teenagers to hang out in their own space.

Due to the wide frontage of the property, the pretty garden to the rear is a very good size for a central village location and is not overlooked. Charmingly divided into different rooms, it contains several seating areas, a lawn and a separate vegetable garden. You'll be inheriting something really special from the current owners who have organised and participated in the local open gardens scheme over many years.













STEP OUTSIDE

Haughley is a large and well set up village with a small supermarket, a village Pub with an excellent restaurant and a Bakery established around 1750 and run by the Palmer family since 1869. There is also a primary school, a post office and a village hall with regular activities like the theatrical club, Tai Chi classes and meetings of the WI.

Haughley Castle, one of the finest motte and bailey earthworks in the country, is a short stroll away – one of many country walks from the front door. Meanwhile Stowmarket with shopping, theatre and regular mainline connections to Liverpool Street is but two miles away.

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band E

Services: Mains Electricity, Water, Gas and Drainage. Gas Fired Central Heating, Solar Panels.

Directions:

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the following words... What 3 Words Location - /// lightens.hatch.outbound

The property is located opposite the beautiful church in the centre of the pretty village of Haughley.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property - DIS4380
Approx. Internal Floor Area - 3719 Sq ft / 345 Sqm
Approx. Internal Floor Area of Garage - 201.3 Sq ft / 18.7 Sqm



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