



Mill Cottage
Needham | Norfolk | IP20 9LE

HISTORIC MILLER'S HOUSE



This one-time miller's cottage is, as you'd expect, right next to the river in the beautiful Waveney Valley and – as locations go – it's prime!

Although 'cottage' is in the title, don't be misled, here is over 3,300 square feet of historic charm!

The property includes four bedrooms and three bathrooms.

Add a stunning riverside cottage garden to the package and you're looking at your dream home.



KEY FEATURES

- A Charming Former Mill Keepers Cottage in the Village of Needham
- Three Bedrooms and a Large Attic Room
- Two First Floor Bathrooms and a Ground Floor Shower Room
- Large Modern Kitchen/Breakfast Room with Separate Utility
- Two Reception Rooms and a Conservatory
- Character Features include Exposed Beams and Inglenook Fireplace
- Beautiful Riverside Garden with Patio and Decking Area
- Serene, Quiet Location just a Few Minutes' Walk from Amenities
- Garage with Gravel Driveway and Parking
- The Accommodation extends to 3,315sq.ft
- Energy Rating: D

With parts of this spacious home dating back to the late 1700s there's much historic appeal on offer – beams, exposed brickwork, pamment floors – yet it also delivers on contemporary living with large, open-plan, light-filled rooms and plenty of mod cons. A linear layout with rooms leading one to another through wide, sometimes doorless, openings and with continuous polished terracotta tiles throughout much of the ground floor, this is the sort of flow for which 21st century designers strive.

A House Of Two Parts

It's a house in two parts which, while contrasting, together make a harmonious whole. Light-coloured unfinished oak beams on the ceilings and walls of the older half of the building remind you of its age, as does the dado height exposed brickwork, a practical early design intended to withstand flooding. In the newer end of the house, beams and bricks are absent yet the dimensions of the rooms are very much in keeping with the original part. This is a house that has evolved over time with old and new side by side in perfect balance. At the 18th century end, a large L-shaped sitting room features a deep brick chimney breast where an inglenook fireplace houses a new and very efficient woodburning stove. One side of the chimney is open, forming a little reading nook while the other side has been thoughtfully closed off to provide a home office, so handy for shutting away unsightly paperwork. As with all the reception rooms, windows are on two elevations, allowing sunlight to reach right to the centre of the house. A wide doorless aperture leads to the dining room from where a modern staircase leads to the first floor, its riserless construction aiding the light flow.





KEY FEATURES

It's easy to see, in these timbered rooms, why the owner and her family have enjoyed what she calls "fairy tale Christmases" here. Across an entry hall, off which are the utility and a downstairs shower room, is the splendid kitchen, a generous square room with unabashedly scarlet units – a cheerful space indeed. Pamment flooring, originating, it's said, from an oast house displays a unique daisy-like pattern intended for drying hops. A lack of wall units, save for the eye-level oven, works well to enhance the lateral dimensions and a large walk-in pantry more than compensates, as do the extra-deep drawers under the glossy white counters. French doors lead to a sunny south-west-facing garden room which in turn gives onto a terrace.

Exploring The Upstairs

The long galleried landing with its partly vaulted ceiling, beams and structural truss midway is atmospheric indeed. Cottage doors lead to three double bedrooms, two of which – as with the ground floor – are beamed and one which features beautiful wide floorboards, suggesting it might be worth exploring the floor under the carpet of the other. The third bedroom, in the newer part of the house, is luxuriously large (over 250 square feet), fresh and light due to an abundance of windows, almost a full wall of them with glorious views over the garden. Three built-in closets greatly aid the sense of wide uncluttered space. Two bathrooms serve this rooms, one with twin sinks and an over-bath shower, the other with a beautifully positioned tub perfect for gazing out of the window. Both have airing cupboards. A second staircase leads up to a vast attic space. Spanning the full length of the house, and lit by windows at the gable ends as well as a skylight, this private space is surely the dream bedroom of any teenager. It would equally make an ideal work-from-home space, keeping business out of the living areas downstairs.

The Outside

The large cottage-style garden, quintessentially English with the river flowing past, belongs on the cover of a gardening magazine! What could be more pleasant than a glass of wine on the deck, spotting local wildlife and watching the water drift past on its way to the mill race. A wide lawn with large central (and heavy-cropping) cherry tree is bordered by a brick terrace, cutting and rose gardens, a wildlife area and herbaceous beds. There's plenty to occupy the green-fingered in this beautiful spot which its owner is understandably sad to be leaving. A small shingle drive surrounded by espaliered apple trees provides parking and there is also a garage.

Agents Note

The Environment Agency have pedestrian access to the river through the garden by appointment with the owner.





























INFORMATION



On The Doorstep

The immediate location in this tiny hamlet just outside of Needham couldn't be improved upon, situated as it is on the beautiful River Waveney. A short walk or a one-minute drive will bring you into Needham where The Red Lion offers events, live music, ales and home-cooked food. But the real advantage of this tranquil spot is its proximity (five minutes by car, fifteen on foot) to the thriving market town of Harleston where are supermarkets and specialty shops as well as a market which has operated every Wednesday since 1259!

How Far Is It To

Diss, with fast and frequent rail connections to Norwich, Cambridge and London is a 10-mile drive away and is also accessible by bus. Diss also offers supermarkets, The Corn Hall for a film or show, or numerous cafes, bars and restaurants and the beautiful mere in the town centre. The lovely vibrant cathedral city of Norwich is approximately 21 miles to the north on the A140. Norwich has two shopping centres to include Chantry Place and Castle Quarter, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

Directions

Proceed from the market town of Diss along the A143 in the direction of Harleston. At the Harleston roundabout take the third exit into the village of Needham. Take a left hand turn into Mill Lane. Follow the road for a short distance and the property can be found on the right hand side after a sharp left hand bend.

What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [timed.fixture.embedded](https://www.3words.com/)

Services, District Council and Tenure

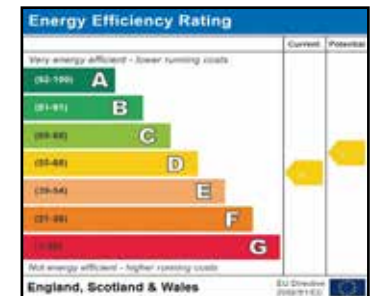
Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Mid Suffolk District Council – Council Tax Band F
Freehold



Total area: approx. 308.0 sq. metres (3315.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors/windows/rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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