



*Mill House, Mill Road, Wissett,
Halesworth IP19 0RA*



**MUSKER
MCINTYRE**
ESTATE AGENTS



Southwold - 10 miles

Norwich - 30 miles

Mill House is believed to date back to Victorian times, then in 1989 it was extensively re-built to provide a wonderful home in a quiet, stunning rural location with a delightful 1/4 acre plot.

Accommodation comprises briefly:

- Porch and rear hall
- Large sitting room with inglenook fireplace housing a wood-burner
- Well fitted Kitchen/diner
- Three bedrooms - the master being particularly generous
- Bathroom
- Oil fired central heating
- Long shingle driveway providing plenty of parking
- Attractive well established garden with useful timber barn and stores
- Excellent views over surrounding countryside
- Located in a quiet by-road yet within easy access to town.



The Property

The front porch door opens into a lobby and then into the sitting room. The sitting room is a good size with an inglenook fireplace housing a wood burning stove, a lovely light room with patio doors and windows on three elevations, enjoying the garden and countryside views. The kitchen has been fitted with a good range of wall and base cupboards with a granite worktops and a range style electric cooker with calor gas burners. There is a good space for dining and also enjoying the views to the front.

To the rear is an entrance lobby where coats can be hung and then the stairs lead to the first floor spacious landing. Here there are three bedrooms, the main bedroom is a particularly generous size with a range of built-in wardrobes. The part tiled bathroom consist of a w.c. hand basin and a bath with a shower over.

This excellent, light and very well presented property benefits from double glazing and has an oil fired boiler for hot water and central heating. This home has charming cottage character combined with modern comforts - the best of both worlds.



Garden

The property is accessed via a five bar gate which opens into the long shingle drive that runs beside the house. The front garden has attractive brick paving contained by hedging, where you can sit and enjoy the open field views. The wonderful well stocked rear garden of approximately 1/4 acre is a delight with its lawns edged and interspersed with trees, shrub and flower beds, a large pond and a paved terrace immediately behind the property. There are several well maintained timbers stores and a large workshop which could have a number of uses, all have power connected. The rear garden backs onto rolling countryside.

Location

The property is located in a lovely rural place where you can fully relax, yet it's also close to the well-served market town of Halesworth. Halesworth provides many independent shops, Primary school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 20 minute drive away.



Fixtures & Fittings

Some fixtures and fittings maybe excluded from the sale and maybe available in addition, subject to separate negotiation.

Services

Oil-fired boiler for central heating
Mains water, electric and private sewerage

EPC Rating: C

Local Authority:

East Suffolk Council

Tax Band: C

Postcode: IP19 0RA

Agents Note

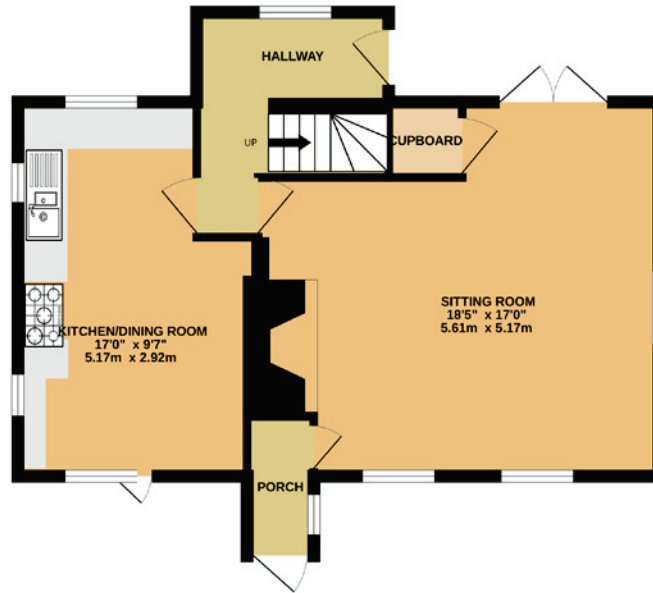
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

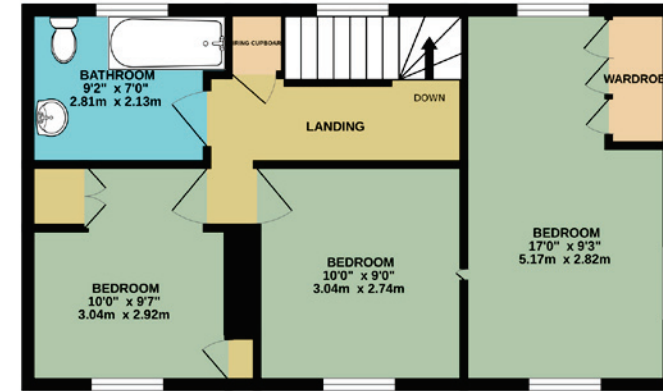
Vacant possession of the freehold will be given on completion.

Guide Price £600,000

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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