



Mill House  
Mill Hill | Mettingham | Suffolk | NR35 1TR

# FAR ACROSS FIELDS



“You have wonderful views over open fields, thanks to the idyllic setting of this attractive cottage.

Enjoy a real sense of openness and your very own corner of the countryside,

with a plot of around one acre, surrounded by farmland.

The property has been completely renovated and offers cottage character with contemporary comforts.

A fabulous family home!”



# KEY FEATURES

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- A Beautifully Presented Detached Family Home, located in a Semi-Rural Position in Mettingham near Bungay
- Four Bedrooms: Upstairs Family Bathroom & Downstairs Wet Room
- Kitchen/Breakfast Room
- Two Reception Room and a Garden Room
- Sitting in a Plot measuring approx. 1 acre (stms) consisting of Gardens & Paddock
- Double Garage & Workshop with Useful Studio Room Above
- Former Stables now used as a Separate Workshop
- Ample Off Road Parking
- The Accommodation extends to 1,289sq.ft
- Energy Rating: E

In the same ownership for many years, this has been a much-loved home and a great place in which to raise children. You can grow your own fresh produce, have a pony, explore the many walks around the area, stroll into Bungay or down to the Waveney – this truly is a lovely location. It's so quiet and peaceful here with a relaxing feel, but you're still close to amenities with plenty of options for your shopping, schools and more.

## Back To Its Best

The current owner bought the property in 1987, when it was in need of some serious TLC. Over the years, the family have renovated and continued to upgrade it, creating a home that retains all the charm of the original property but is also well set for the future. The exterior cladding is breathable, important in a house that's around 250 years old, and inside you'll find some beautiful original oak beams, pretty fireplaces and more, but you also have a modern kitchen and bathrooms, underfloor heating in parts and so on.





# KEY FEATURES

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## Happy Memories

The family have had enormous fun here over the years. The children had a couple of ponies growing up, the owner has a dog and it's lovely that kids can play safely in the enclosed garden in the fresh air. There's room for football, cricket, camping out and riding bikes. The owner has held many a garden party out here and even hosted a wedding. Inside, Christmas dinners are welcoming in the formal dining room with its handsome Victorian fireplace, and the log burner in the sitting room keeps it cosy. Both rooms have bifold doors to the garden, facing south, so the rooms are beautifully bright too. The garden room is another bonus and a lovely place in which to sit when it's not quite warm enough to be outside. Both the kitchen and the ground floor wet room have been recently refitted, with underfloor heating in the former.

## Town And Country

The property comes with some useful outbuildings. The double garage has an additional workshop area and a studio above, which would make a great home office, space for hobbies or a music room. The owner has also built a stable which these days is used as a workshop or for storage. The main part of the garden is found to the south of the property, so it's delightfully sunny and very private, screened from the neighbours and the road by mature hedging – you're totally secluded here. To the west there's a paddock area where you could plant your own fruit and vegetables or start an orchard if you wanted to. You look out over the fields and see plenty of wildlife, such as deer, hares and owls, plus many garden birds. The neighbours are friendly, and it's nice having the security of people around, but you're not in each other's pockets. You can walk into Bungay from here, or head down to the community pub at Geldeston Locks near Beccles. The owner loves to walk her dog at Southwold or Walberswick and the coast is within easy reach for an evening walk if you fancy it.

































# INFORMATION

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## On The Doorstep

Mettingham is a village close to the River Waveney and situated just 2.5 miles from Bungay and 3 miles from the popular Market town of Beccles. Beccles & Bungay are pretty market towns providing a fine range of local amenities including shopping and banking facilities, a weekly market, a supermarket and individual shops. There are primary and secondary schools in Beccles & Bungay and schools in the private sector in Norwich and Loddon.

## How Far Is It To?

Norwich, the cathedral city and regional centre of East Anglia is approximately 17 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping & restaurants situated centrally within the city. The Norfolk Broads can be found to the east of Norwich with all manner of boating and water activities as well as nature walks. The Heritage Coast, including the popular seaside town of Southwold, is found within a 30 minute drive to the east.

## Directions - Please Scan The QR Code Below

Leave Beccles on the B1062 Bungay Road and continue along this road for approximately 3.5 miles and then turn right onto Deer Row and then straight over onto Mill Hill and the property will be found on the left hand side.

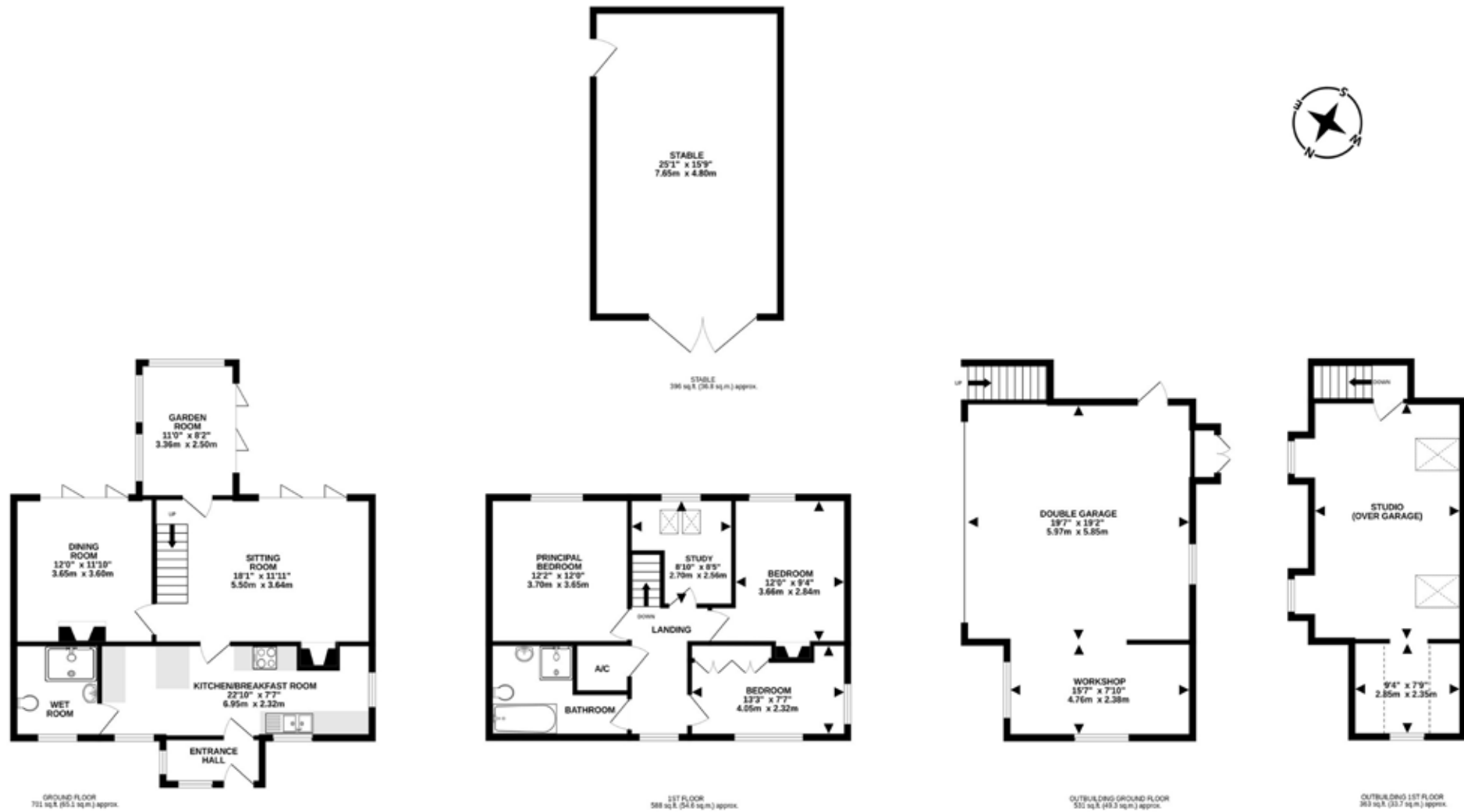
## What Three Words Location

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 words... [storm.magic.rave](https://storm.magic.rave)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
East Suffolk Council; Council Tax Band E  
Freehold

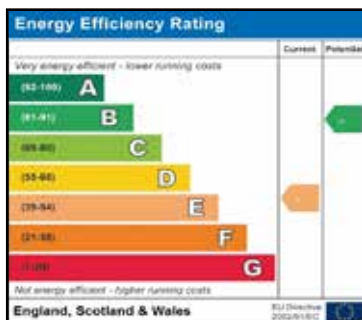




**FLOOR PLAN - HOUSE (EXCLUDING OUTBUILDINGS) :1289 sq.ft. (119.7 sq.m.) approx.**  
**TOTAL FLOOR AREA : 2578 sq.ft. (239.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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**NB: DASHED AREA DENOTES RESTRICTED HEAD ROOM**



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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