



Mills Farm
Norwich Road | Mendlesham | Suffolk | IP14 5NQ

FINE & COUNTRY

FARMHOUSE WITH HOLIDAY LETS



A visit is essential to appreciate the extent of the offer here. In addition to the three-bedroom farmhouse – full of fabulous features – are two separate one-bedroom units, beautifully appointed and ready for paying guests, elderly dependents, or visiting friends and family. With special appeal for anyone who enjoys entertaining, these gardens will be the basis of glorious, memorable country weekends..



KEY FEATURES

- Three-bedroom detached farmhouse with attached office
- Character features throughout
- All new windows and doors
- Two Separate one bedroom lodges
- Approximately 2.3 acres of land
- 10 block stables
- Separate guesthouse with kitchen facilities
- Parking for multiple vehicles
- A short drive from the amenities of Diss
- No Chain

Screened from the road, the 17th-century farmhouse sits up a short, curved drive behind a border of trees and shrubs.

Step Inside

A small entrance lobby in front of the main chimney stack leads to two large, square reception rooms each with substantial inglenook fireplaces and woodburning stoves. Stout oak beams feature throughout the property, white-washed to good effect in places. To your left, the double aspect room is best used as a sitting room while, to your right and closer to the kitchen is a room whose beautifully patinaed terracotta floor suggests a dining room. With the fire roaring away in the huge hearth, this is a splendid room for winter dinners. The appeal is year-round, however, as French doors lead directly to a splendid al fresco cooking area – of which more later. Next door in the L-shaped kitchen, the layout makes good use of the space with long runs of wooden counters and an island providing plenty of storage as well as room for several cooks to work in harmony. Appropriately, a substantial range cooker sits in the original hearth. Also on this floor are a downstairs bathroom and a separate WC.

Upstairs

An enclosed staircase leads to a long landing off which are three generous bedrooms. Of special note is some beautiful ancient boarding in one bedroom – and who knows if you might find the same under the carpets of the other rooms? The cupboards and storage up here are surprisingly generous. A shower room serves these three bedrooms.

Outside

The gardens here far exceed what you might be expecting! Outside the dining room is the aforementioned outside kitchen – a covered terrace with a pizza oven and drinks fridge. Sheltered by a low wall, this paved area is the perfect centre of operations for summer garden parties.





KEY FEATURES

A stunning Italianate water garden with long piscina-like pools, trellised walkways and topiary paths invites you to stroll, glass in hand, inspecting plants or gazing into the water. Wide wooden decks flank and cross a very large pond, no doubt dug out to provide clay during the original construction of the house. Meditative and tranquil, this water-themed landscape with its restorative properties will be a spot you'll be very reluctant to leave.

Two self-contained lodges

The property benefits from two separate self-contained units which might provide useful rental income. One, known as the 'Man Cave', is closer to the farmhouse and comprises a combined sitting room and kitchen downstairs with a bedroom up under the pitched roof and open to the room below. A shower room is on the ground floor. French doors lead to a viewing platform overlooking the pond – what better place at any time of day to sit and relax?

Farther down the garden is the 'Cart Lodge, another self-contained unit created from a former farm building and characterised by ancient timbers now exposed. Larger than the "man cave", here is over 660 square feet containing an open-plan kitchen-diner and sitting room with wood-burner downstairs (also WC) and a large bedroom and en-suite shower room above. From here you can access a balcony overlooking one pond to the south. Alternatively, French doors on the ground floor bring you to a deck overlooking another pond to the east – ideal for morning coffee.

Stables and small paddock

A track from the front of the house leads to the paddock and stable block. Here is potential for equestrian use or perhaps for keeping chickens or waterfowl. If animal husbandry is not on your agenda, you might want to consider developing the stable-block into further accommodation – guest units, studios or workshops.











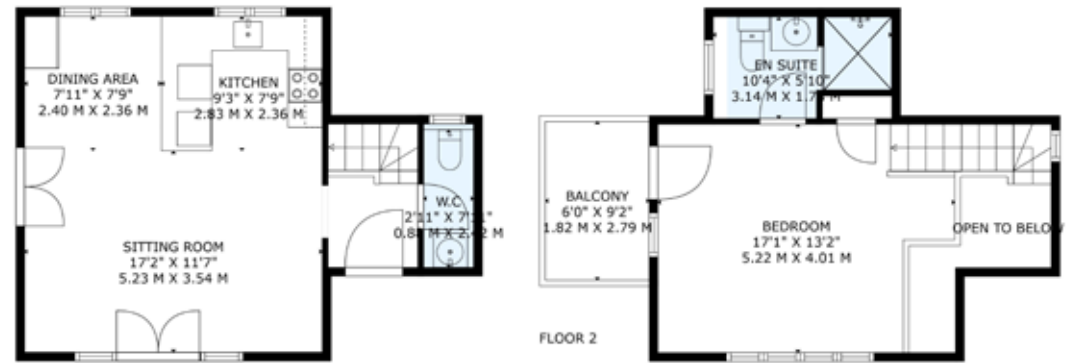








The Cart Lodge



FLOOR 1

FLOOR 2

TOTAL: 662 sq. ft, 62 m²
 FLOOR 1: 405 sq. ft, 38 m², FLOOR 2: 257 sq. ft, 24 m²
 EXCLUDED AREAS: BALCONY: 55 sq. ft, 5 m², OPEN TO BELOW: 43 sq. ft, 4 m², LOW CEILING: 35 sq. ft, 3 m²







TOTAL: 448 sq. ft., 42 m²
 FLOOR 1: 356 sq. ft., 33 m², FLOOR 2: 92 sq. ft., 9 m²
 EXCLUDED AREAS: OPEN TO BELOW: 85 sq. ft., 8 m², LOW CEILING: 68 sq. ft., 6 m²





The Man Cave











INFORMATION



On the doorstep

Mendlesham is fortunate. With a pub, a village shop with bakery, a primary school, two churches (URC and St Mary's), a health centre with dispensary, and even a fish and chip shop, there's no need to venture far. And, with so many local footpaths, it's no wonder the village is popular with dog walkers. The village excels at community activities and celebrations year-round – with events and clubs for all age groups, from the toddler group, the playground and the skatepark for the younger crowd to clubs for walking, photography, writing and history for older generations.

How far is it to

For all this rural idyll, Mendlesham is ideally situated close to the A140 running between Ipswich and Norwich. A little farther afield is the market town of Stowmarket with rail connections to London, Ipswich and Norwich. And historic Bury St Edmunds with its cathedral, shopping and dining is within a half-hour drive.

Directions

From Diss head south on the A140 to Mendlesham and the property is located on the right hand side off the road.

What Three Words

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... /// - ////escaping.steps.outlooks

Services, District Council and Tenure

LPG Central Heating
Private Drainage – Shared with next door
Broadband Available – current provider is Superfast Sky - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check
Mid Suffolk District Council - Tax Band F
Tenure: Freehold



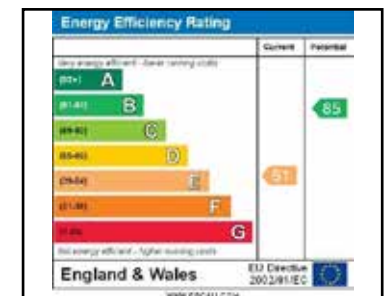
FLOOR 2



FLOOR 1

TOTAL: 1637 sq. ft, 152 m2
 FLOOR 1: 895 sq. ft, 83 m2, FLOOR 2: 742 sq. ft, 69 m2
 EXCLUDED AREAS: LOW CEILING: 17 sq. ft, 2 m2

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



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.



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