A detached three bedroom cottage, now requiring modernisation and refurbishment, with gardens and grounds extending to nearly half an acre, in the popular and accessible village of Benhall Green.

Entrance porch, entrance hall, sitting room, dining room, kitchen, study/bedroom, former annexe and ground floor bathroom.

Two double bedrooms and bathroom.

Former cartlodge, stable and stores.

Garage and workshop.

Gardens and grounds extending to, in all, nearly 0.5 acres.
**Location**

Mill Cottage is located at the very end of Mill Lane, on the outskirts of the popular and accessible village of Benhall Green. Benhall itself is situated amongst most attractive, gently undulating countryside within the upper reaches of the Alde Valley and benefits from a primary school and Farm Shop. It is, however, convenient for the A12 which provides easy access to Woodbridge and onto the County Town of Ipswich. The market town of Saxmundham with its good local facilities, including Waitrose and Tesco supermarkets, is just 2 miles away to the north-east. From Saxmundham there are train services to Ipswich with through trains to London’s Liverpool Street Station. Aldeburgh, Woodbridge and Framlingham are all approximately 15 minutes from Benhall Green. Also within a short distance are the world famous Snape Maltings and concert hall and Heritage Coast.

**Description**

Mill Cottage is a detached three bedroom period property, which now warrants modernisation and updating throughout. Originally believed to form part of a local farm, with the current dining room and kitchen comprising the former dairy, three farm workers cottages were then constructed on site, probably during the 19th Century, with the former annexe added during the mid 1970s.

The current vendor has lived at the property for 30 years and during that time some modernisation and improvement works have been undertaken, but Mill Cottage now warrants renovation and modernisation throughout.

Outside the gardens and grounds are quite substantial, extending to nearly half an acre in all. In addition there are a number of useful outbuildings, including the former cartlodge, stables and stores, as well as a more modern garage and workshop.
The Accommodation

The House

Ground Floor
A double glazed UPVC front door opens into the 

Entrance Porch
With UPVC windows providing views over the driveway and gardens, tiled floor and door opening into the 

Entrance Hall
With stairs to first floor, quarry tiled flooring, door to understairs storage cupboard and doors off to 

Sitting Room  18’ x 15’3 (5.49m x 4.65m)
A well proportioned L-shaped room with a large window overlooking the front drive and gardens, together with a window on the rear elevation providing additional light. The focal point of the room is the brick fireplace housing the woodburning stove with back boiler set on a raised tiled hearth. Exposed ceiling timber, radiators, night storage heater, TV point and door through to the
**Kitchen** 13’4” x 7’ (4.06m x 2.13m)
With range of cupboard and drawer units with work surface over incorporating a stainless steel sink with mixer tap and drainer. Recess for electric oven together with recess and plumbing for a washing machine. Built-in pantry cupboard with storage over and door to the **covered porch** at the rear. Interconnecting bi-fold door through to the Dining Room.

An opening beside the chimney breast leads through to the

**Dining Room** 14’9” x 10’4” (4.5m x 3.18m)
With large window overlooking the front drive and gardens beyond, door to the gardens and interconnecting bi-fold door returning to the Kitchen. Former fireplace, now incorporating the boiler, with shelved storage cupboard to the side. Radiator and night storage heater.

A pair of double doors from the Entrance Hall open into the
**Inner Hall**
With window overlooking the front gardens, quarry tiled flooring, radiator and doors off to

**Study/Former Bedroom** 12’ x 10’6 (3.66m x 3.2m)
With window overlooking the gardens, radiator and night storage heater. Built-in cupboard and sliding screen door opening into the

**Former Annexe** 16’5 x 13’11 (5.0m x 4.24m)
With French doors opening onto the drive and gardens, range of cupboard and drawer units with stainless steel sink and night storage heater.

A further door from the Inner Hall provides access to the

**Bathroom**
With panelled bath in half height tiled surround, mounted wash basin with cupboard under and WC. Night storage heater and radiator.

Stairs from the Entrance Hall rise to the

**First Floor**

**Landing**
With windows providing views over the surrounding gardens, built-in cupboard, radiator and doors off to

**Bedroom One** 12’6 x 10’6 (3.81m x 3.2m)
With window providing views across the garden to the south-west and range of wardrobe cupboards and drawers. Radiator.

**Bedroom Two** 12’ x 10’5 (3.66m x 3.18m)
A double bedroom which also benefits from a good size window providing views to the south-west. Fitted cupboard and drawers and radiator.

**Bathroom**
With panelled bath in tiled surround with electric mixer shower over, pedestal wash basin and WC. Radiator and access to loft hatch.
Outside

Mill Cottage will be found at the very end of Mill Lane in Benhall Green, approached, initially, over a shared gravel driveway, which leads beside Mill Cottage and onto the parking and turning area in front of the outbuildings.

One of the outbuildings comprises the former cartlodge, stable and stores. The cartlodge measures approximately 20’ x 9’, whilst the stable and stores has a footprint of approximately 14’ x 11’. This building is of mainly brick construction under a pitched pantile roof.

There is also the garage/workshop. This is a more modern building of concrete block and timber construction, clad, in the main, with corrugated steel sheets. This building measures approximately 19’ x 18’ overall. Beside the garage/workshop is an additional store, beyond which is the greenhouse.

The gardens and grounds, which extend to approximately 0.5 acres in all, are all located to the front of Mill Cottage, to the south-west. These comprise a mixture of areas including a vegetable patch, enclosed grassed areas and a chicken run. There are a number of mature trees including conifers, spruce and willow, together with apple and plum trees. There are also a number of established shrubs.
**Viewing** Strictly by appointment with the agent.

**Services** Mains water, electricity and drainage. Oil fired boiler (not currently used). Hot water via immersion heater. Night storage heating.

**Council Tax** Band D; £1,475.32 payable per annum 2015/2016

**Local Authority** Suffolk Coastal District Council; Melton Hill, Woodbridge, Suffolk IP12 1AU; Tel: 01394 383789

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**NOTE**

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.

2. Please note the following may affect properties in East Suffolk. Proposals exist to build new park & ride sites, lorry parks and railway lines and make road improvements to service the proposed new Sizewell C power station. Whilst no decisions have been made on the exact location or details of these facilities or improvements, public consultation has recently been completed to obtain local opinion. Further information can be found in the consultation document [http://sizewell.edfenergyconsultation.info](http://sizewell.edfenergyconsultation.info).

January 2016
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Directions
Proceeding in a northerly direction along the A12, continue through the village of Farnham, pass the turning to Aldeburgh, taking the next turning on the right where signposted to Saxmundham, Sternfield, Leiston and Benhall Green - the B1121. Continue along this road for a short distance, taking the turning on the right where signposted to Benhall Green and the Primary School. Continue into the centre of the village, turning right onto Mill Lane. At the very end of the lane is a five bar gate beyond which, to the left, is Mill Cottage.