



Mills Farmhouse, Redisham, Beccles, Suffolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Mills Farmhouse, Redisham, Beccles, Suffolk, NR34 8LU

A Charming 17th Century Suffolk farmhouse with associated outbuildings, set within delightful gardens and grounds extending to just over 5 acres

Beccles 4 miles, Southwold 9 miles
Norwich 25 miles

Entrance hall | Sitting room | Dining room
Sun room | Kitchen / Breakfast room | Utility room | WC | Study

First floor: Principal bedroom with dressing room and ensuite | Two further bedrooms with ensembles

Second floor: Two further bedrooms
Family shower room | Attic space

Outside: Barn with store rooms and potting shed | Cart lodge with log store | Green house
Garage | Pool room with sauna | Store room
Heated swimming pool

In all about 5.02 acres

EPC - TBC

Grade II Listed

The property

Mills Farmhouse is a charming and substantial Grade II Listed early 17th Century farmhouse which was extended and restored in the early 20th Century. The property is principally of timber framed construction with the ground floor being cased red brick and the first-floor tile hung under a pantile roof.

The current owner has improved and updated the property during her tenure and has done an excellent job retaining period features some of which include exposed timbers and studwork, encasement windows with diamond leaded lights incorporating Flemish stained glass, wood panelling and original fireplaces.



The accommodation is arranged over three floors, with the ground floor offering generous reception rooms, the first and second floor hosting well-proportioned bedrooms, all of which benefit from delightful views over the gardens and surrounding countryside.

Outside

Mills Farmhouse is approached via a private driveway with spacious parking available for several vehicles, with associated garage and cart lodge. To the side of the house is a further parking area with separate driveway, an unconverted barn with workshop and potting shed and a private rear garden with a substantial greenhouse.

To the rear of the house is a private patio seating area overlooking the swimming pool and rear well maintained and landscaped gardens. The gardens are divided into sections which include an orchard, vegetable garden and greenhouse, lawned areas and a large paddock to the very rear of the site.

Location

Mills Farmhouse is situated on the edge of the small village of Redisham and is surrounded by its own landscaped gardens and grounds. The house is situated about 4 miles from the market town of Beccles which has shopping, schooling and leisure facilities with Norwich (25 miles) offering extensive shopping, schooling and leisure facilities. Brampton Station is about one mile away which has links to Ipswich which in turn has an approximate journey time to London Liverpool Street of about 75 minutes. Mills Farmhouse is about 9 miles from the Suffolk Heritage Coast which offers sailing, golf, walking and bird watching along with numerous beaches.

Directions

From Norwich take the A146 towards Beccles. From Beccles head south on the A145 continue for approximately 2 miles into Weston and turn right into Kings Lane signposted By Road. Continue over the railway line and turn left on the Redisham Road.

Continue on the Redisham Road for about 2 miles and Mills Farmhouse will be found on the right hand side.

General

Local Authority: Waveney District Council

Services: Mains water supply, mains electricity, private drainage system, oil fired central heating.

Council Tax: G

Tenure: Freehold

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

Rights of Way, wayleaves and easements: The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Viewing: Strictly by appointment through Strutt & Parker.

Guide price: £900,000

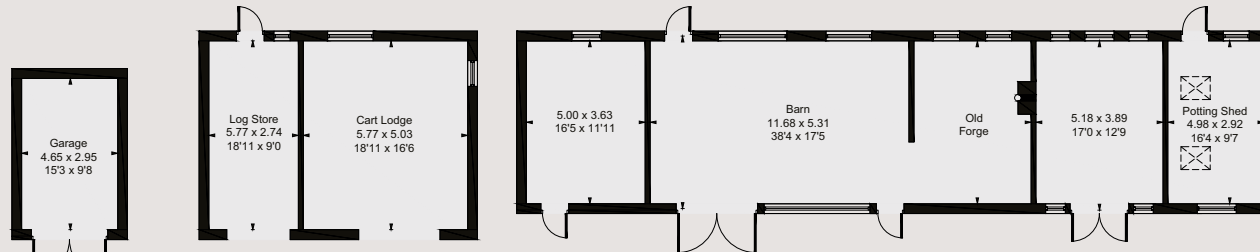
Agents notes: The vendor of this property is a relative of an employee of Strutt & Parker/BNPPRE.

For more information on the solar panels, please speak to the selling agent.

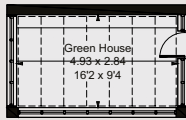


Floorplans

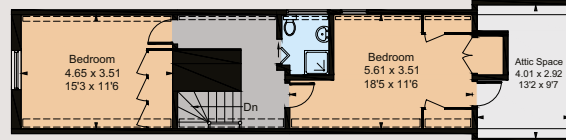
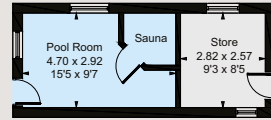
Approximate Gross Internal Area = 314.8 sq m / 3388 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Outbuildings = 197.3 sq m / 2124 sq ft
 Total = 526.3 sq m / 5665 sq ft



(Not Shown In Actual Location / Orientation)
Garage

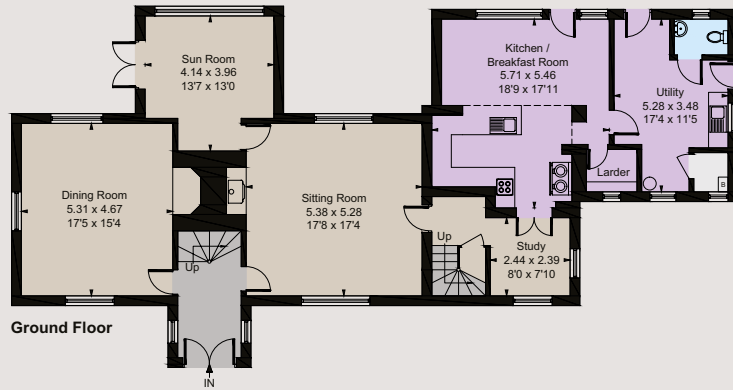


(Not Shown In Actual Location / Orientation)
Outbuildings

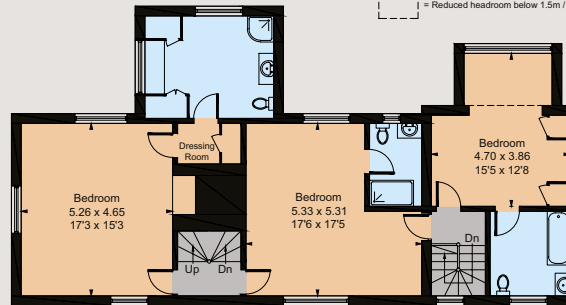


Second Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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 error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

01603 617431

norwich@struttandparker.com

struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

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