



Mill House

The Street, Witnesham, Ipswich, Suffolk



BNP PARIBAS GROUP

A spacious, charming Grade II listed farmhouse in a central village location, set within mature gardens.

Mill House is a delightful 5 bedroom period family home offering spacious, flexible accommodation throughout, set in delightful gardens and grounds within the popular village of Witnesham.



5 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



OUTSIDE



0.7 ACRES



FREEHOLD



**RURAL/
VILLAGE**



4,326 SQ FT



**GUIDE PRICE
£800,000**



The property

Believed to date to the 17th Century with later 19th Century alterations, Mill House is an impressive, substantial village home set within delightful grounds of 0.7 acres. Offering spacious and flexible accommodation throughout, along with the potential to create an integral annexe to the ground floor, the property benefits from period features throughout including beautifully exposed beams and open fireplaces.

The ground floor accommodation is accessed via the welcoming reception hall and consists of two interlinked front-aspect comfortable reception rooms including a sitting room and a drawing room with feature fireplaces. Across the hallway, there is a generous kitchen/breakfast room with painted exposed brick walls and terracotta-tiled flooring with fitted cabinetry and a central island. A door connects into the adjoining flexible-use garden room where walls of glass and French doors provide garden views and a link to the outside. Additional ground floor reception areas occupying the wing setting currently

present as a games room and an annexe room, whilst the lower level is also home to two separate cloakrooms and utility rooms. Three stairways rise to the first floor which comprises three spacious en suite bedrooms, two further bedrooms and a family bathroom. At the top of the house, there are two attic rooms offering ample storage space with options to provide alternative uses, subject to the necessary consents. .

Outside

A brick wall, backed by clipped evergreen hedging, fronts the lane with a gate opening onto an expanse of gravelled driveway providing ample parking and continues around to the side of the plot. The beautifully laid-to-lawn gardens are interspersed with mature shrubs and offer several areas of interest including a paved terrace, ideal for al fresco dining and entertaining. Attractively planted beds, low level walls, lengths of picket fencing and steps create visually appealing partition to the grounds which also feature a number of majestic mature trees.



Location

Semi-rural Witnesham is surrounded by the glorious Suffolk landscape with local amenities including a village hall which hosts clubs, classes and events; a primary school; a public house, and for golf-enthusiasts, the Fynn Valley Golf course. Nearby Otley provides additional facilities to meet every-day needs with a post office, a general stores and a medical surgery. Just to the south and set on the River Orwell, Ipswich is the county town of Suffolk and offers a comprehensive range of retail, cultural and leisure facilities. It is a popular commuting town owing to its excellent road and rail links, with Ipswich railway station offering fast and frequent services to London's Liverpool Street and the M25 easily accessible via the nearby A12. Well-regarded schooling in both the state and independent sectors is available in the vicinity.



Distances

- Westerfield 1.7 miles
- Grundisburgh 4.3 miles
- Ipswich 4.8 miles
- Woodbridge 6.6 miles

Nearby Stations

- Westerfield - branch line
- Ipswich - mainline

Key Locations

- River Deben at Woodbridge
- Framlingham Castle
- Aldeburgh coastline
- Helmingham Hall and Gardens

Nearby Schools

- Witnesham Primary School
- Ipswich Prep
- Ipswich High School





The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8635057/SS

Floorplans

Main House internal area 4,326 sq ft (401 sq m)
 Workshop internal area 267 sq ft (24.8 sq m)
 Total internal area 4,593 sq ft (426.7 sq m)
 For identification purposes only.

Directions

IP6 9HG
 ///what3words ///kick.sudden.deep - brings you to the driveway

General

Local Authority: East Suffolk District Council

Services: Mains water, electricity and drainage are connected. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

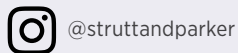
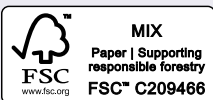
Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

ipswich@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2025. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited