



**West Mill,
Bury St. Edmunds, Suffolk.**

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WEST MILL, BURY ST. EDMUNDS, SUFFOLK. IP33 2EE

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

West Mill offers a buyer the opportunity to own part of Bury St. Edmunds heritage, steeped in history, this period house with its elevated position has been sympathetically enlarged and now provides elegant versatile accommodation that would suit a range of different lifestyles. There is character throughout which is further complemented by stunning gardens, extensive garaging, parking, etc. **In all about 0.73 acres.**

A Grade II Listed former Mill offering exceptionally well-presented accommodation, extensive garaging and large established gardens of about 0.73 acres.

ENTRANCE HALL:

DRAWING ROOM: Forming part of the original Mill with exposed ceiling timbers and a beech wood floor running throughout.

LIVING/DINING ROOM: An elegant room with 3 large sash windows and French doors opening to terracing and the garden beyond. Exposed ceiling timbers, pitch pine floorboards, floor to ceiling red brick chimney and inset fireplace complete with oak bressummer and pamment tiled hearth.

Inner Hall: Quarry tiled floor, exposed timbers, useful storage cupboard and staircase off. Door to:-

SITTING ROOM: A light room with a large triple sash bay window providing lovely views over the garden. Exposed floorboards, deep pine skirting and shelved recess with fluted columns and storage below. Fireplace with ornate stone surround and brick hearth.

FAMILY ROOM: A versatile space that could be an office, playroom, etc. Sash windows provide views over the garden with a beech wood floor running throughout. There is a large stable door opening to terracing and a door to:-

Side Hall: Door to driveway and large walk-in storage cupboard.

STUDY: With a high beamed ceiling and beech wood flooring.

AGA KITCHEN: A stunning room with an attractive limestone floor running throughout, a high ceiling and exposed floor to ceiling wall of attractive red brick that incorporates a large oak bressummer with space below for the 4 oven **AGA**. The kitchen has been finished with hand-built bespoke range of units, thick Brazilian 'Bianca Eclipsia' worktops that incorporate a large double Villeroy & Boch butler sink and Perrin & Rowe mixer tap over with extendable tap. Integrated Miele ovens, pantry cupboard, fridge, dishwasher and hob with extractor fan over. Door to:-

BREAKFAST ROOM: Forming a natural continuation of the kitchen with a brick floor running throughout.

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Charming wall of exposed red brick, views over the garden and fireplace with ornate grate, stone surround and hand-built window seat to side.

SUN ROOM: An ideal day room with views over the garden and double doors opening to terracing. Fireplace with Georgian grate and stone surround. Suffolk pamment floor and ornate wood panelled walls.

UTILITY ROOM: A useful room with plumbing for washing machine, space for tumble dryer and full height fridge/freezer. Door to:-

CLOAKROOM: Brick floor, WC and large butler sink with matching drainer to side and storage below.

CELLAR: A wonderful addition with Suffolk white brick floor, curved brick barrelled ceiling keeping the temperature perfect for wine storage.

First Floor

LANDING: A spacious area with exposed timbers, brick chimney and a sash window providing views over the garden.

PRINCIPAL BEDROOM: Views over the garden and finished with an extensive range of hand-built bedroom furniture that incorporates wardrobes, chest of drawers, etc.

BATHROOM: A spacious room finished to a very high standard with a particularly large shower cubicle, tiled with marble walls, deep ball and claw foot roll top bath, twin heated towel rails, WC and hand-built unit with curved edging incorporating useful storage below, thick quartz worktops with twin Neptune sinks and mixer taps over. Neptune chalked oak flooring.

BEDROOM: Views over the garden and finished with a pine floor.

BEDROOM: A charming room with a vaulted pine ceiling and exposed floorboards.

Inner Landing: Shelved linen cupboard and doors to:-

BEDROOM: Full of character with exposed wall and ceiling beams. Vaulted ceiling and shelved storage cupboard.

BEDROOM: Exposed beams and a far-reaching view.

BEDROOM: A light room with exposed ceiling beams and views over the grounds.

FAMILY BATHROOM: A particularly spacious room with fully tiled shower cubicle, long bath, WC and wash hand basin. Heated towel rail.

Second Floor

GAMES/FAMILY ROOM: An exceptional L-shaped space within the heart of the former Mill. Exposed beams, curved red brick chimney and far-reaching views. This versatile space is currently used as a Games/Sitting room but offers potential for a variety of uses.

Outside

Twin sets of handmade double gates serve a large sweeping carriage driveway that is bordered by established hedging, lavender, roses, etc and in turns opens to the main area of **PARKING** which is suitable for several vehicles and in turns leads to a:-

SUBSTANTIAL OUTBUILDING: Which includes **garaging for 4 cars** and **workshop**, further useful store room.

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The grounds are a credit to the current owners and the subject of great care and attention with established hedging and specimen trees, complementing the large open expanses of lawn with various terraces laid to Italian sandstone, placed with entertaining/dining Al-Fresco in mind, one in particular has a charming brick and flint-built **SUMMER HOUSE** under a tiled roof with brick floor and large leaded glass windows including a pretty Gothic style coloured glass feature window. External light, power and water.

In all about 0.73 acres

SERVICES: Main water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent. There is a Tree Preservation Order on part of the garden. Please speak to the agent for further information.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: G - £3,641.45 - 2025/26.

EPC RATING: Not required.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

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WHAT3WORDS: ///galloping.revise.major

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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