



The Old Mill House  
Mill Green  
Burston  
IP22 5TJ

Guide Price £625,000





- Period 4-bedroom property
- 0.75-acre plot (stm)
- Separate barn/workshop
- Utility room
- Ensuite shower room
- Shower room and bathroom
- 'Good' Primary School
- No Onward Chain

Burston is a popular village about 3 miles north of Diss it has a well-regarded primary school and popular and locally supported pub which serves food and The Space – a wellbeing centre offering treatments, therapies and classes. Three major supermarkets are available in Diss as are healthcare facilities, individual shops, cafes and banks. The mainline railway station connects with Norwich to the north and London Liverpool Street to the south in around 90 minutes.





## Property

Detached red brick period house with later additions. Set back nicely from the road behind an established hedge and sitting centrally within its plot of approximately 0.75 acres (stm) and backing onto open fields. This property has been in the same family for several generations and now comes to the market with no onward chain. Although the property has been well loved and maintained over the years it is fair to say that it now requires some improvements to realise its full potential. The Old Mill House is not listed and has the benefit of a small, detached barn within the curtilage that with the appropriate permissions could be converted to a separate dwelling, office, or holiday accommodation.

At present the property consists of entrance hall with doors to a formal sitting room and dining room to one side and on the other a study, with door into the rear hall, which gives access to a shower room, utility room, rear porch with door to the garden and the kitchen which also leads into the dining room and formal sitting room. Off the study is the light and bright sunroom extension with a door into the

garden, the rear hallway is accessible from here too. Upstairs are 3 double bedrooms, one with ensuite shower room, with views to the front of the property and a single bedroom - with field views and the bathroom.

## Outside

The property is located on Mill Green in Burston within a mix of other period and architecturally designed properties. The gardens are mainly laid to lawn with borders planted with a mix of spring bulbs and shrubs. A five-bar gate provides access to the property, an ample concrete parking area and the detached barn, which is currently used as a workshop/store and benefits from power and light.

## Services

Mains electric and water are connected, heating is via electric night storage heaters. Private drainage; however, mains drainage is available in the village. Viewers would need to make their own enquiries with Anglian Water as to the feasibility and cost of a connection.

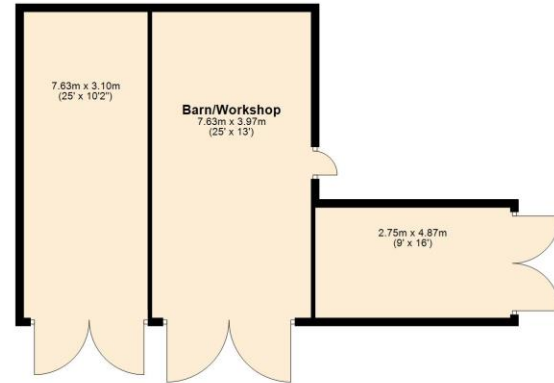
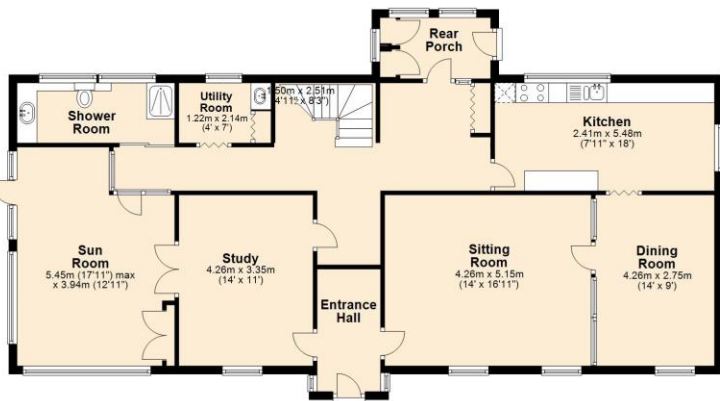
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	20	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**

Approx. 196.5 sq. metres (2115.0 sq. feet)



**First Floor**

Approx. 93.1 sq. metres (1002.1 sq. feet)



Total area: approx. 289.6 sq. metres (3117.1 sq. feet)

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