



Mill Green | Burston | IP22 5TJ
Guide Price £595,000

twgaze

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A delightful period red brick property set centrally in approximately 0.5 acre plot with field views to the rear. 4 bedrooms and a separate barn/workshop. Attractive timbering. Not listed. No onward chain

- Period 4 bedroom property
- 0.5 acre plot
- Separate barn/workshop
- Utility room
- Attractive timbering
- Scope to improve
- No chain

Full Description

Location

This house is set well back in its plot, in a quiet location with fields to the rear. Burston is a popular and well supported village with a primary school, popular 'local' pub and The Space – a wellbeing centre offering treatments, therapies and classes. For those needing access to London, the mainline station at Diss just 3 miles to the south provides regular trains to London Liverpool Street in around 90 minutes. Diss also offers a wide selection of shopping and leisure facilities, various cafes and a weekly auction. If you are a fan of the coast, the ever popular areas of Southwold and Walberswick are on The Heritage Coast within 45 minutes or so by car, or the Broads a similar time to the north. Overall this is a quiet location with easy access to facilities.





The House

The Old Mill House is an elegant property with its mellow redbrick façade covering the earlier timber frame. Despite the charm and character, the house is not Listed which gives a new owner more scope to create a home of their own. It 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 is in many ways a blank canvas, ideal for someone who wants to make their own mark.

Outside

The gardens are an absolute delight with architectural shrubs and hedging set off against the areas of lawn with deep flower borders planted with a mix of spring bulbs. A five-bar gate leads from the road to an ample parking area and the detached barn, which is currently used as a workshop/store and with the appropriate permissions could be converted to a separate dwelling, office, or holiday accommodation. Overall the property stands in around half an acre.

Services

Mains electric and water are connected, heating is via electric night storage heaters. Private drainage. 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.

How to get there:

What3 words: parkland.shunts.nurtures

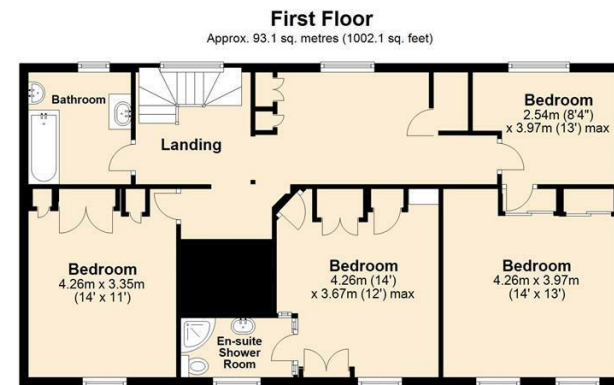
Viewings

Strictly by appointment with TW Gaze. Security cameras in operation at the property.

Freehold

Council Tax Band : G

Ref : 2/19441/CC



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			8
<p><i>Not energy efficient - higher running costs</i></p>		20	
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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