



# MILL FARM

Elmsett



Suffolk



Chapman Stickels

# MILL FARM, HADLEIGH ROAD, ELMSETT, SUFFOLK, IP7 6ND

Hadleigh – 5 miles  
Bildeston – 6 miles  
Ipswich – 9 miles

- Reception porch and hall • Sitting room
- Dining room • Kitchen/breakfast room
- Utility room • 4 double bedrooms
- 2 bathrooms (1 ensuite) • Office/dressing room
- Self-contained annexe comprising living room, conservatory, kitchen, double bedroom, snug/bedroom 2, bathroom, wet room
- Mature gardens of about 0.55 acres
- Triple bay garage

## The Property

Mill Farm was built in the mid 1960s and this is the first time for it to be sold. Extended in 1993 when the annexe was added, the property provides spacious and adaptable accommodation together with a secluded mature garden and a brand new triple garage.

The reception rooms in both the principal house and the annexe all face south and west overlooking the garden with a backdrop of established trees.

The kitchen/breakfast room is well equipped with a 'Bosch' double oven, 4 ring 'Neff' induction hob, and an extensive range of cupboards, drawers and wall cupboards.

On the first floor there are four double bedrooms and two bathrooms, with the ensuite being particularly generous

The annexe has an independent access with options as an office, Air Bnb, or for a relative.

## A SUBSTANTIAL DETACHED FAMILY HOUSE WITH A SELF-CONTAINED ANNEXE STANDING IN MATURE GARDENS OF ABOUT 0.55 ACRES



### Outside

The extensive mature gardens surround Mill Farm with areas of lawn, well stocked herbaceous borders, and numerous fine trees including maple, copper beech, crab apple, and silver birch. A wide terrace adjoins the south-west elevation of the property.

There is extensive parking and a brand new 3 bay garage.

### Services

All mains services are connected.

### Location

Elmsett is a popular village about 5 miles from the thriving market town of Hadleigh and 9 miles from Ipswich. The village itself offers a Post Office/Village Stores, public house, primary school, and village hall.

### Local Authority and Council Tax

Babergh with Mid Suffolk District Council

Annexe: Band A

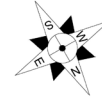
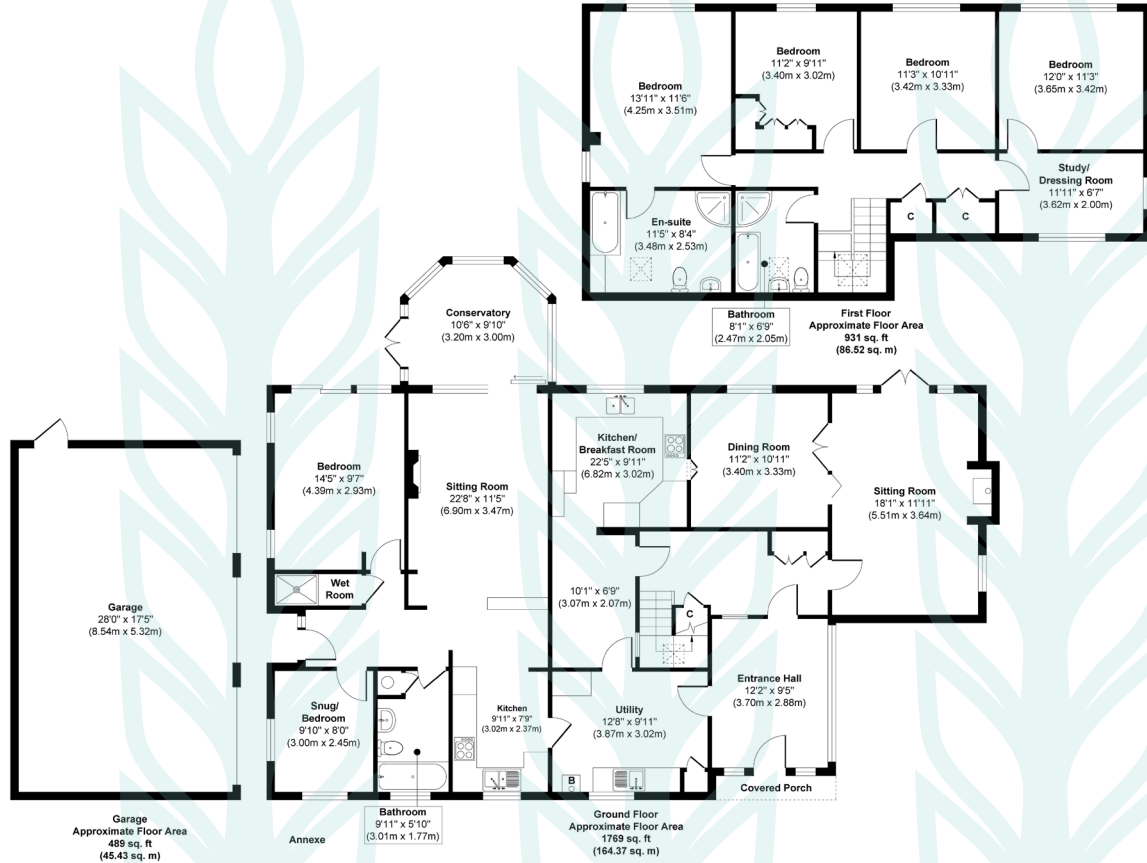
Main house: Band D

### EPC Rating

Current D(68). Potential C(72).



# Mill Farm, Hadleigh Road, Elmsett, IP7 6ND



**Approx. Gross Internal Floor Area 2700 sq. ft / 250.89 sq. m (Including Conservatory)**  
**Approx. Gross Internal Floor Area 489 sq. ft / 45.43 sq. m (Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.



## Chapman Sticksels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

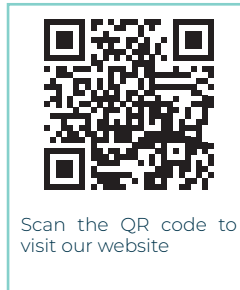
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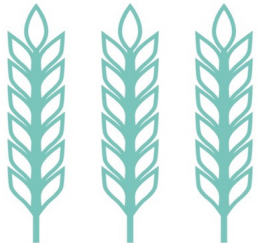
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