



THE OLD MILL

MILL LANE, NEEDHAM, IP20 9LE





A striking unlisted historic former water mill in an idyllic semi-rural setting with stunning approaching 8.5 acres and a large and picturesque expanse of river frontage

The property is an imposing detached former water mill with an abundance of character and exposed period features. Of particular note is the stunning vaulted second floor living space.

The property straddles two counties with the mill and its immediate land being in Mid-Suffolk and the balance of its land across the river in South Norfolk. There is enormous potential within the mill as the ground floor is currently used for storage but could be converted subject to the necessary permissions. The land has extensive river frontage and provides a haven for wildlife and a dramatic picturesque setting worthy of a John Constable landscape.

Steps rise to a covered verandah providing a delightful seating area. The front door is on the first floor. There is an entrance hall and four double bedrooms, each with exposed brickwork and timbers, a bathroom and an additional w.c. Stairs lead down to the ground floor which is set into store rooms currently. The principal staircase rises to the upper floors which is dominated by a stunning vaulted

living space with superb views and exposed timbers. Off the living room is a dining room again with superb views and a kitchen. The top floor consists of a further double bedroom with shower and w.c. There is a galleried study area overlooking the living space.

A gated driveway and garage is immediately adjacent to the property and there is further parking along the land which in turn gives access to the remainder of the land.

#### SERVICES

Oil fired central heating. Private drainage via septic tank. Mains water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

Mid Suffolk District Council

#### AGENTS NOTE

The vendors have owned the property for 45 years and have informed us that they have only experienced some water ingress on the unconverted ground floor, twice in that time.



5



2



2



8.5  
acres



9 miles



EPC















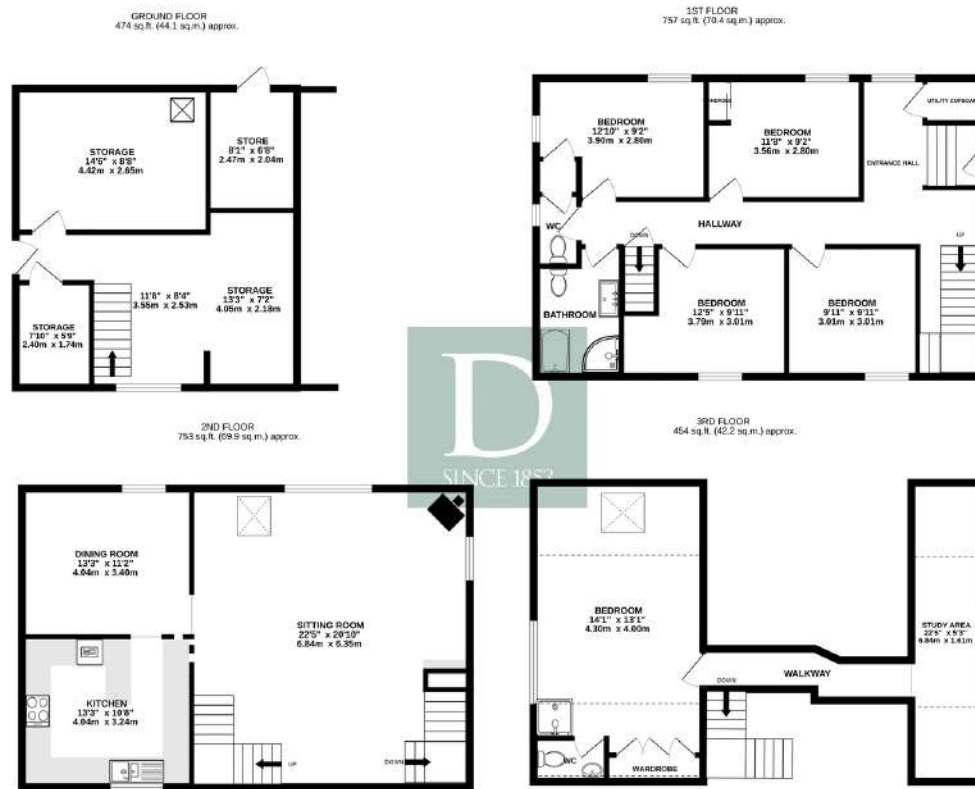








## FLOOR PLAN

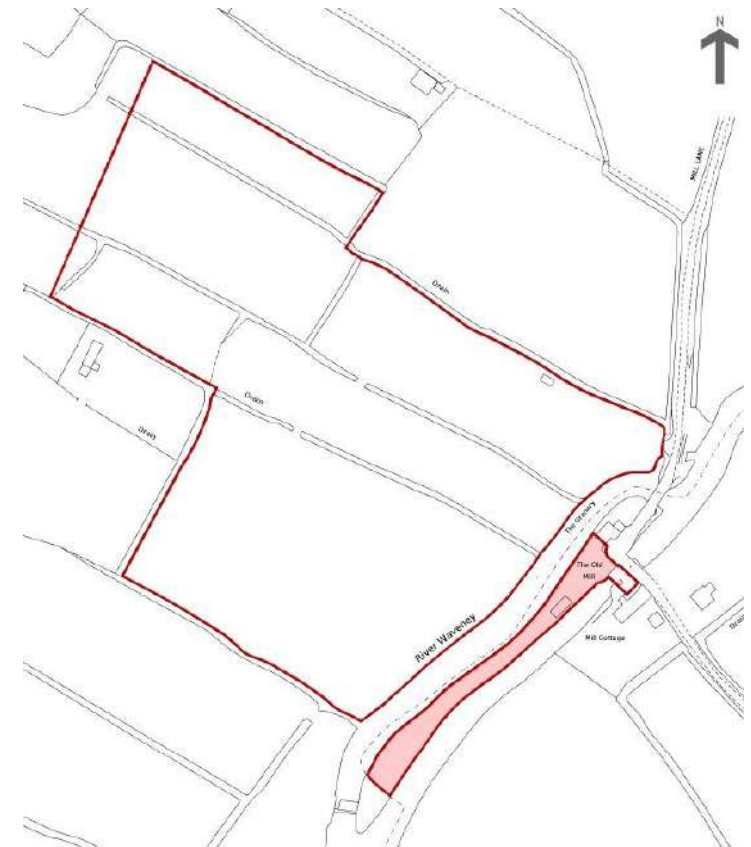


TOTAL FLOOR AREA : 2439 sq.ft. (226.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## LOCATION PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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