



MILL FARM
MILL LANE, NEEDHAM IP21 9LD



A charming period cottage in a delightful semi-rural position on the edge of Needham enjoying rural views. The property is now in need of updating but offers huge potential.

A charming detached unlisted period cottage in an idyllic semi-rural position within the Waveney Valley. The house offers enormous potential to update and refurbish and sits in an established garden whilst being afforded delightful rural views.

A covered wooden porch leads to the front door which opens to the entrance hall with stairs to the first floor. The kitchen has painted timbers, a range of coloured units and a tiled floor. Off the kitchen is a room that would make an ideal utility room. From the other side of the kitchen it opens to the dining room, again with painted timbers. A door leads to the ground floor bathroom. The sitting room is at the end of the cottage with sliding glazed doors to the garden. On the first floor are three double bedrooms, all enjoying delightful views.

Externally the cottage is approached via a shared drive with Mill Farm Cottage leading to a parking area. Immediately off the sitting room is a paved patio for alfresco entertaining. The garden is

laid principally to lawn with an array of established trees and open views beyond.

LOCATION

Needham is set along the Waveney just off the A143 making it very convenient for access to the market towns of Harleston and Diss. Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops.

SERVICES

Electric storage heaters and wood burner to the living room. Private drainage system (it is the agents opinion that whilst the current septic tank may work in a satisfactory manner, it would not comply with the modern regulations and as part of any refurbishment programme, an incoming buyer should budget to install a new sewage treatment plant. This has been taken into account within the guide price.) Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.

LOCAL AUTHORITY

South Norfolk Council / Tax Band D



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1



2



3



TBC

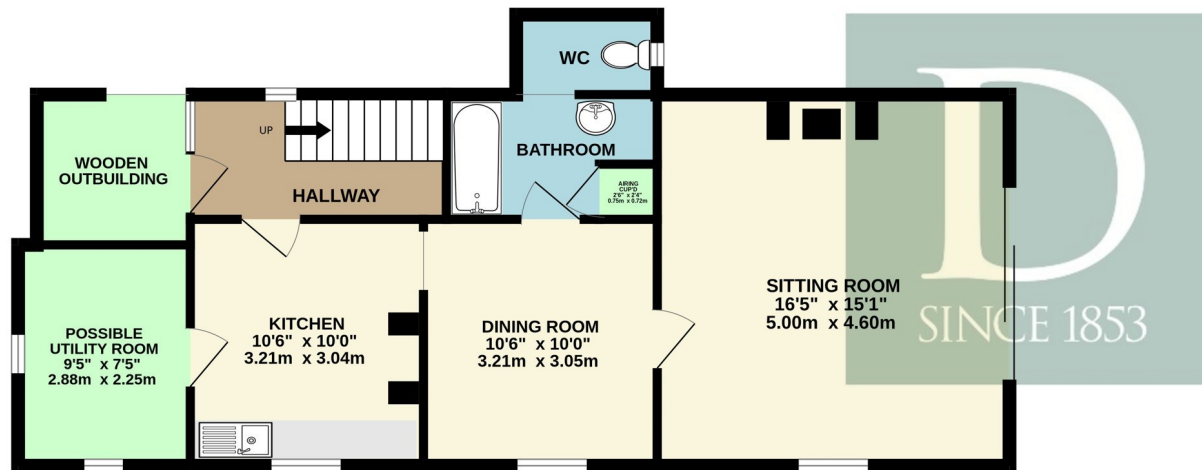


9 miles

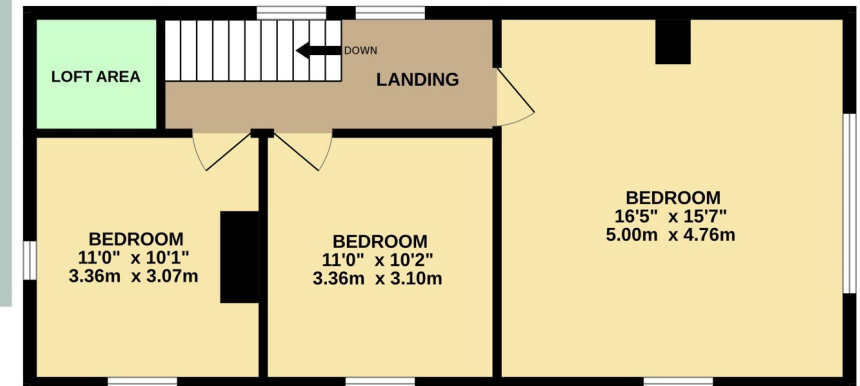


FLOOR PLAN

GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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Agents Notes

- 1) Mill Farm Cottage next door has a pedestrian right of way over the driveway to access their side gate into their garden.
- 2) In accordance with the 1979 Estate Agent's Act we note an employee of George Durrant and Sons Ltd has a connection to the vendors of the property.

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