

A superb period semi-detached house with a wealth of character and set in idyllic surroundings.

Rent £1,375 p.c.m
Ref: R2097

Mill House
Ashe Abbey
Campsea Ashe
Suffolk
IP13 0PJ



To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



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Location

Mill House is a part of the Ashe Abbey Estate, located on the outskirts of Campsea Ashe, near Wickham Market. Wickham Market has a range of shops along with a primary school, medical centre and dental surgery, and a railway station (at Campsea Ashe) with trains to Lowestoft and Ipswich, which connect to London Liverpool Street.

Ground Floor

The property is entered via a glazed front door leading into the

Entrance Lobby

With stairs to first floor, ceiling spotlight and door to

Dining Room 12'7" x 11'3" 3.841m x 3.441m

With window to front elevation and ceiling beams. Inglenook fireplace with tiled hearth and fire basket. Spotlights and lamp sockets. Door to



Kitchen 19'2" x 9'3" (5.86m x 2.82m)

With a range of wooden base and wall units with tiled worktops. Inset double sink with mixer taps over, integrated fridge, oil fired Aga, electric oven and hob with copper ventilation hood above. Original period wood panelling to walls and pew seating. Tiled floor, spotlights on ceiling beams. Window to the front elevation and a door leading out to the front terrace. A door leads to the

Walk-in Pantry 6'5" x 4'3" (1.97m x 1.32m)

With a range of matching wall units and black slate worktop. Tiled walls, shelving, spotlights and small window.

From the entrance lobby a further door leads to the



Sitting Room 10'0" x 11'4" (3.07m x 3.46m)

A cosy room with many period features. Window to rear elevation, built-in corner cupboard and walk-in cupboard with shelving. Spotlights on ceiling beams. An archway leads to



Rear lobby

With storage cupboards and a door to

Ground Floor Shower Room

Shower cubicle, WC and pedestal wash hand basin with large mirror over. Tiled floor and walls. Heated towel rail and extractor fan. Window to front elevation and wall mounted spotlights.

From the entrance lobby, stairs rise to the

First Floor

Landing

With window to front elevation and loft hatch. Doors to

Study/Dressing Room 10'1" x 14'4" (3.09m x 4.39m)

Inset beams to walls and ceiling. Double panel radiator which runs from the Aga. Spotlights and telephone point. Two steps lead up into the



Main Bedroom 22'5" x 13'4" (6.84m x 4.07m)

A superb, spacious room with beams to walls and ceiling and full length window overlooking the front of the property and a further window to the rear. Spotlights to the beams and a staircase to a ground floor lobby with a door out to the garden.

Bedroom Two 13'6" x 12'5" (4.14m x 3.80m)

A double room with beams to walls and ceiling, with a large built-in wooden wardrobe. Window to rear elevation and spotlights on beams.



Bedroom Three 11'11" x 8'6" (3.64m x 2.61m)

A double bedroom with two windows on the front elevation. Large built-in cupboard and spotlights.



Bathroom

With cream suite comprising low level WC, bath with mixer tap and hand-held shower and pedestal wash basin with large mirror over and shaver socket. Heated towel rail and extractor fan. Beams to walls and ceiling, spotlights.



Outside

The property is approached via a private driveway, and parking for the property can be found in an enclosed walled courtyard to the front of the property. The River Deben runs directly past the front of the property and through the former mill building.

There is a small terraced area to the front of the property which can be accessed via the kitchen. The main part of the garden, which is shared by the neighbouring property Mill Cottage, is accessed via the main door and has a large area laid to lawn, with mature shrubs and trees.

An archway in the hedge leads to a further area where the oil tank for the property is situated.



Services Mains water, private sewerage, mains electricity. Oil fired aga and electric heaters.

Council Tax Band D; £2,074.65 payable 2024/2025

Local Authority East Suffolk District Council

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Viewings Strictly by appointment with the Agent.

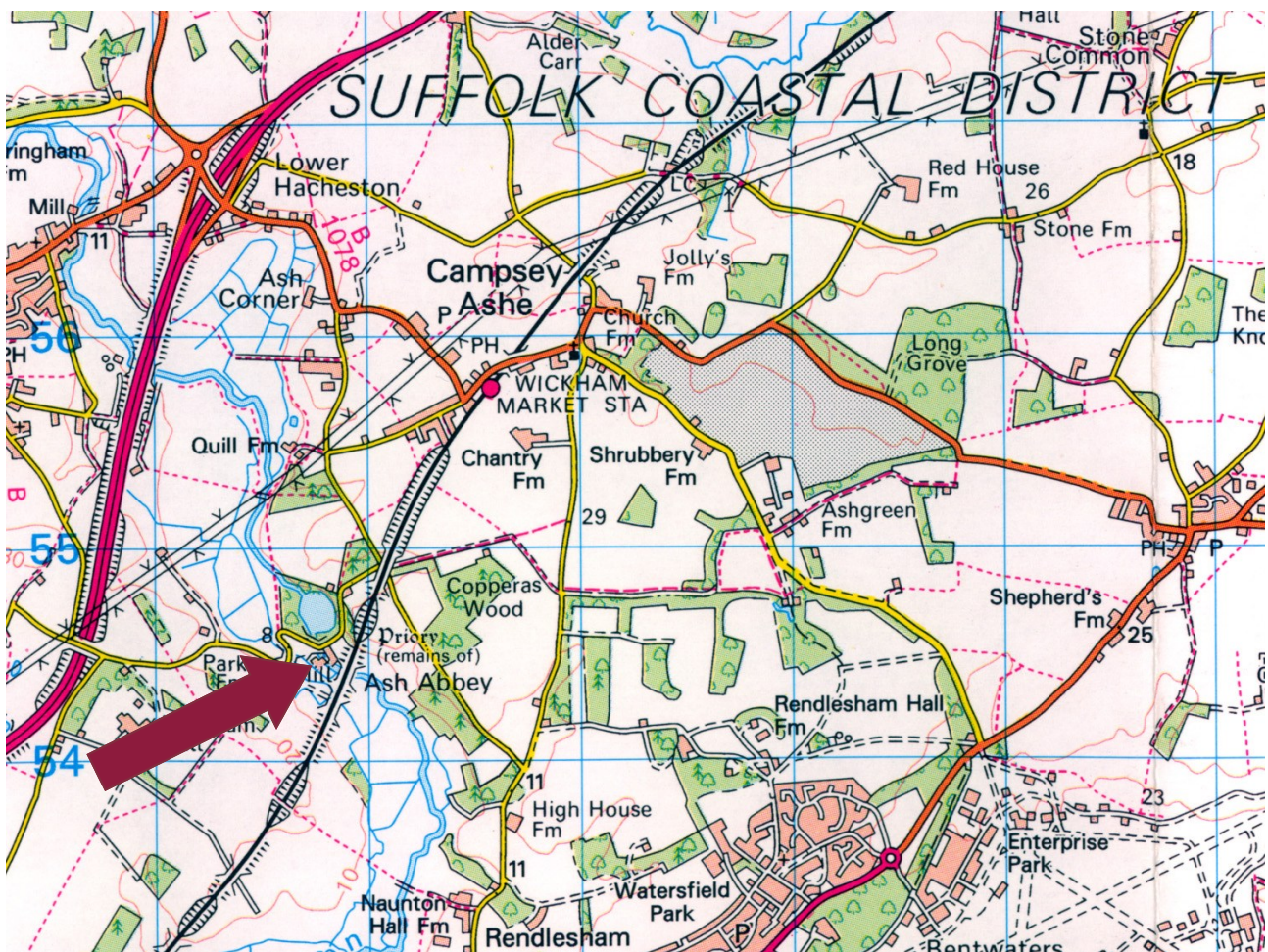
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March 2025

Directions

Head south-east on Well Close Square/B1116 towards Riverside continue to follow B1116. At the roundabout, take the 2nd exit onto B1078. Turn right onto Mill Lane, continuing straight and then Turn right onto Loudham Hall Road. Turn left at restricted usage road where you will see Ashe Abbey to the left hand side. Continue into the drive and the property will be found on the right hand side.

What3Words location: /// area.suffix.hunk



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