



Mill House
Lodge Lane | Bressingham | Norfolk | IP22 2BE

HISTORIC MILLER'S HOUSE



There's more to this 19th century miller's house than you might think at first glance. A compact red-brick villa exterior belies the expansive interior where generous rooms will easily accommodate a family and home-workers alike.

Of particular note is the original well in the hallway which is a fantastic feature. Outside, mature south-facing gardens of almost an acre promise plenty of outdoor living potential and pure gardening joy!



KEY FEATURES

- A Handsome Former Miller's House situated in the Village of Bressingham
- Three/Four Bedrooms: Two Bath/Shower Rooms
- Recently Renovated Kitchen/Dining Room with Walk In Pantry
- Two Reception Rooms and a Study/Bedroom Four
- Hallway with Original Well as a Feature
- The Boiler and Hot Water Tank have Recently been Replaced
- Nearly 1 acre of South-Facing Gardens
- Plenty of Off-Road Parking
- Energy Rating: E

There's plenty of tantalising history to delve into on this long-occupied site, and records of a mill on Bressingham Common go back well into the 18th century. The present house, however, dates from around 1850 and survives the mill which was demolished in 1931. A perfectly symmetrical frontage of red brick sits under a slightly splayed slate roof, two windows each side of a rather grandiose Georgian-style portico – possibly a later home improvement. Behind this original footprint, the house has been extended on a single storey to double the ground-floor space.

Step Inside

The pedimented main door leads into what might once have been a hallway but which is now usefully repurposed as the eating area of a long kitchen-diner. Constructed and installed in the past few years by a local company, the kitchen thankfully leaves history behind. Here, glossy white units streamline the space into a fully functioning modern kitchen with plenty of storage including a walk-in pantry. Karndean flooring marries the two spaces into one sociable whole where diners and cooks can co-exist without a clash.

Space And Light

At over 30 feet long, and with windows and doors on three sides, the sitting room is voluminous, its dimensions enhanced by the handsome hardwood flooring. A door and a set of sliding doors to the south and west fill the room with light and it's easy to imagine this room coming into its own on warm summer days with doors open to the garden. In winter, a new Clearview logburning stove inside an unfussy brick fireplace provides a cosy spot around which innumerable people can gather. This accommodating room is currently divided into a formal dining area and a sitting area at the chimney end, but there is much flexibility of use here however you configure this space.





KEY FEATURES

Flexible Accommodation

A second living room at the other side of the house offers an alternative place to gather – ideal for children or teenagers to enjoy their own space. This is a room that could also make a handy extra bedroom, perhaps for guests. A smaller room next door is the ideal size for a study or again an alternative bedroom and benefits from Karndean flooring. There is also a shower room on the ground floor. Before heading upstairs, don't miss the original well in the hall, now glassed over and a lovely feature.

Exploring Upstairs

Three double bedrooms – two double-aspect – on the first floor are served by a generous bathroom with a large airing cupboard and a pretty shell-pink suite. Views up here across the garden and over neighbouring countryside are particularly attractive and have brought the owners much pleasure.

Step Outside

The sunny southerly garden will be a joy to any future resident. Here are many mature specimens – apples (eating and cooking), pears, figs and a grapevine. Lawns stretch away on two sides of the house with herbaceous borders, stone paths, trellised walkways and a woodland area providing plenty of interest. There is even an original millstone! A broad covered seating area is lovely place to enjoy a glass of wine as the light fades. A new shed provides practical working space for the gardener. Dog owners should note that the almost-one-acre plot is entirely dog-proof.





















INFORMATION



On The Doorstep

As villages go, Bressingham is hard to beat for its ideal combination of rural charm and excellent wider connectivity. A somewhat spread-out settlement, it nevertheless is fortunate enough to have a village shop, a gastro pub and an active village hall (shared with nearby Fersfield) offering a variety of events and special interest clubs. Nearby are the Bressingham Steam Museum and the famous gardens. A little further afield is Redgrave and Lopham Fen on the river Waveney, the largest valley fen in England, known for the diversity of its wildlife including the elusive raft spider.

How Far Is It To?

The busy market town of Diss is less than three miles distant offering supermarkets, boutique shops and The Corn Hall arts centre. From Diss station, fast and frequent trains depart for London, Norwich and Cambridge.

Directions

Proceed from the Diss Fine and Country office to the roundabout taking the third exit onto Park Road. At the next roundabout take the second exit onto Denmark Street. Continue along this road out of Diss. between Diss and the next village take a left hand turn signposted Lodge Lane. The property will be found at the very far end of the road on the left hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [learn. outbursts.loaders](#)

Services, District Council and Tenure

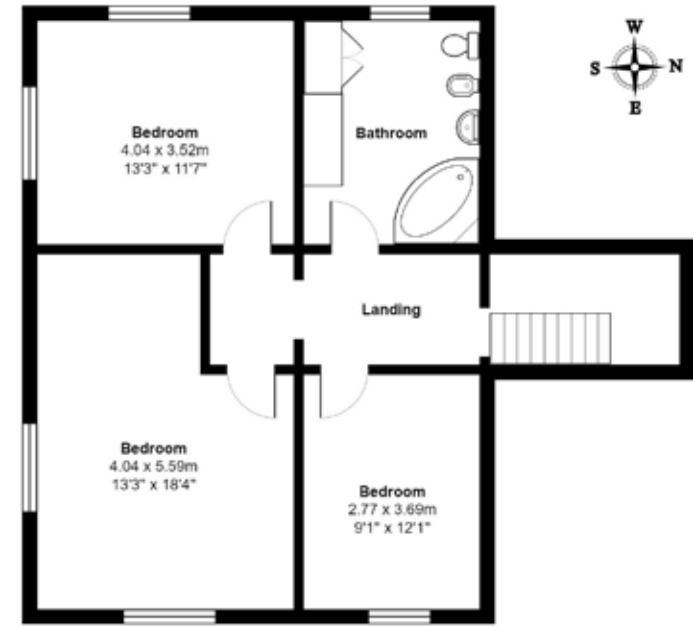
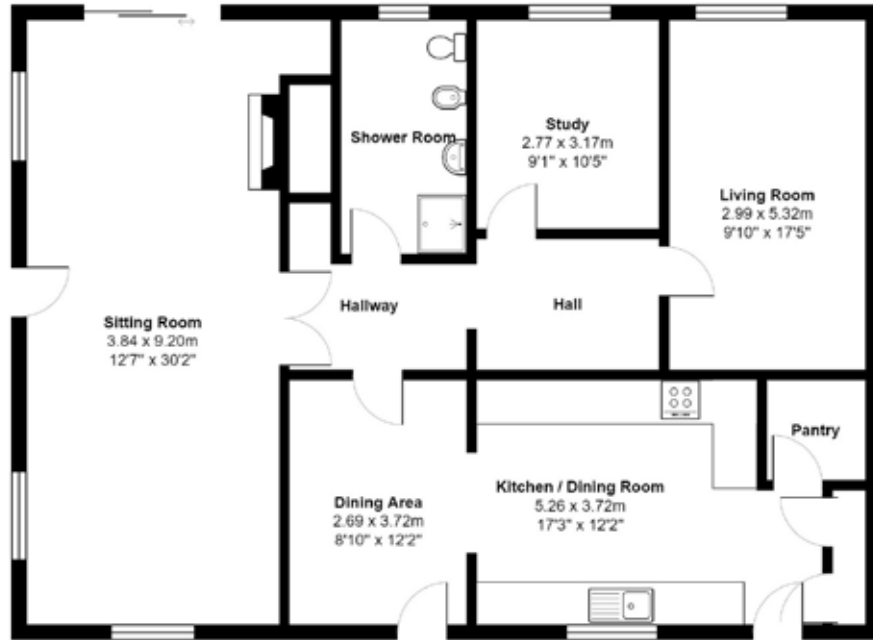
Oil Central Heating, Mains Water, Private Drainage via Septic Tank

Broadband Available - please see www.openreach.com/fibre-checker

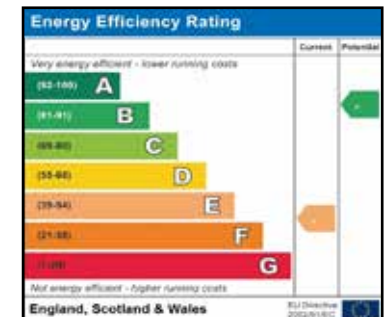
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

South Norfolk District Council - Tax Band E

Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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