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*Millstream House,*  
Staithe Road, Bungay, Suffolk.

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ESTATE AGENTS







Beccles - 5.4 miles

Halesworth - 8.8 miles

Norwich - 15.4 miles

Southwold & The Coast - 16.8 miles

An exceptional opportunity to purchase this former Water Mill. Wrapped in history, Millstream House today manifests itself as a spacious, charming yet versatile four bedroom family home. Idyllically situated on the River Waveney whilst being only a short walk from Bungay's Town Centre and the open green space of Falcon Meadow the property offers the best of every element of life on the Norfolk/Suffolk borders. This part of the former Watermill has been superbly appointed in its conversion, offering spacious and unique living spaces set over four floors. The accommodation boasts a large open plan living/dining & kitchen area, four double bedrooms, the master enjoying an en-suite and the most impressive study set in one level of the original gantry. Outside we find off road parking, river frontage and views and a most impressive private garden area. Viewing is essential to appreciate the space and superb setting on offer.



## The Property

Entering the property via the front door we are welcomed into millstream House via the lower ground floor reception area which provides the perfect spot for our coats and boots after a leisurely stroll along the river banks or an afternoon in the garden. Steps rise to the ground floor accommodation where the open banister staircase rises to the first floor and door opens to the main living space. Entering the open plan living area we are greeted by a space designed around modern family life and entertaining alike. At over 28.ft space is no compromise, our eyes are drawn to two sets of French windows which open to the Juliet balconies on the front aspect where you will spend hours! The river view between the piers of the gantry encapsulates the very heart of the property and location on offer. Back in the room itself a vast living area leads into the kitchen where an extensive range of wall and base units line the walls. A fitted double oven and hob feature whilst space is made for our additional appliances. Climbing the stairs to the first floor we take in the elevated view from the landing before stepping into the master bedroom. This superb double room boasts two windows looking onto the river and extended vista as we rise height. An en-suite serves the room boasting a shower, wash basin and w/c. At the rear of the landing we find the main bathroom and separate lavatory. Our stairs rise to the second floor landing where we find two further superb double bedrooms and a further lavatory. At the head of the stairs a door opens to the first level of the gantry. This fascinating space currently serves as our vendors study, light pours into the gantry from five windows looking to the three stunning aspects of the property. The elevated views are a marvel behold! Returning to the landing the final leg of the stairs rises to the third floor of the home where the guest room extends into the upper level of the gantry. This superb space further enhances the views which reach over the Waveney Valley, the room itself offers a versatile space which lends itself to a self contained living/bedroom space. A door from here opens to the large loft space and a storage cupboard offer further potential space if required.









## A Breif History

There were at one time upwards of a dozen working Water Mills trapping the power from the slow River Waveney in its gradual descent from Diss to meet the tidal waters of the Broads system just above Beccles.

The fact that so many have disappeared, owes much to the fact that grain milling was an explosive process and risk of fire was ever present, made more so, because the early Mills were universally of wooden construction, and after a fire, only the most profitable of operations received a rebuild.

Bungay Mill, sometimes known as Bardolph's Mill, although it has had numerous names in its various forms, is no exception, and may have risen from the ashes of at least 6 fires before its survival into the late 19th century when it was provided with the sort of sturdy brick superstructure which the Victorians delighted in erecting.

Today its striking appearance and iconic survival owes much to the fact that it was built primarily to handle cargoes from trading vessels in a period when Bungay was a thriving inland port, and the furthest point up the Waveney which such craft could reach.

To achieve this, a Navigation Act of 1670 specified building of 4 modest shipping locks between locks between Bungay and Beccles, and as the cargoes began to flow through them so Bungay thrived. The giant Lucum which used to reach out across the Millstream to pluck heavy grain sacks from the Wherry Albion, moored at Bungay Staithe, is widely regarded as the best and largest surviving example of its type in inland Britain. Today these twin loading gantries form an integrated part of Millstream House, and function as office/study and TV and viewing lounge.

In its hay-day the-Bungay navigation handled hundreds of tons of grain, coal, malt and other goods, making millionaires of its incumbent Mill operators whilst doing so. Such was the success that in 1870 financial backers came forward to endorse plans to extend the navigation onwards to Diss, a canalisation on a scale which would have dwarfed all previous efforts.

Of course, it was not to be. Across Britain, steam trains were now wrenching the best trade from the canals, and in the next few years the rapid growth of motorised road transport further increased the competition.

By 1934, with the middle Waveney now seriously silted up by the demise of commercial river traffic, the navigation was effectively closed, and Bungay was a port no more.

In an ever-more hostile commercial market, Bungay Mill continued, milling grain and processing paper production, through two world wars until the Millstones were removed, the Waterwheel dismantled for scrap, and the fine strong building was deployed in the manufacture of small fibre glass boats.

When this came to a halt in the mid-nineties, the building was converted into living accommodation. Because the original load bearing floors, made flat conversion impractical, the result was four vertically configured maisonettes, all on three floors, apart from Mill Stream House, which has four, and with its Lucum and overlook of the Millstream, is substantially the largest.

Wrapped in history, Millstream House today manifests itself as the head of navigation point of a past era.

This unique dwelling looks out onto a vista of water meadows and Willow plantations, which render it both a unique and most unusually satisfying family home.





## Outside

Approaching the property from Staithe Road we arrive at Millstream House and pass below the imposing gantry of the building where the history of this home instantly comes alive, our eye is drawn to the many original details the gantry retains whilst the stunning vista along the banks of the river and surrounding open green space is a wonder to behold. The road way continues to provide a space to draw a car up outside of the property which then proceeds to our parking area set beyond. From the front of the property we pass an attractive paved courtyard which leads back to the Mill Reach and we follow the riverside path to the main garden area. This substantial, private space is laid to lawn with a variety of mature trees framing the garden. A large garden house is in situ, currently providing excellent storage but would ideally serve as the perfect spot to entertain or simply enjoy the tranquility the garden offers.

## Location

This stunning, former Watermill is set on the banks of the River Waveney, a natural beauty spot, regarded by the heritage and conservation teams, whilst being only a short walk into the vibrant Market Town of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distance. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

### Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Gas Fired Central Heating  
Mains Water  
Mains Drainage  
Mains Electricity

### Local Authority

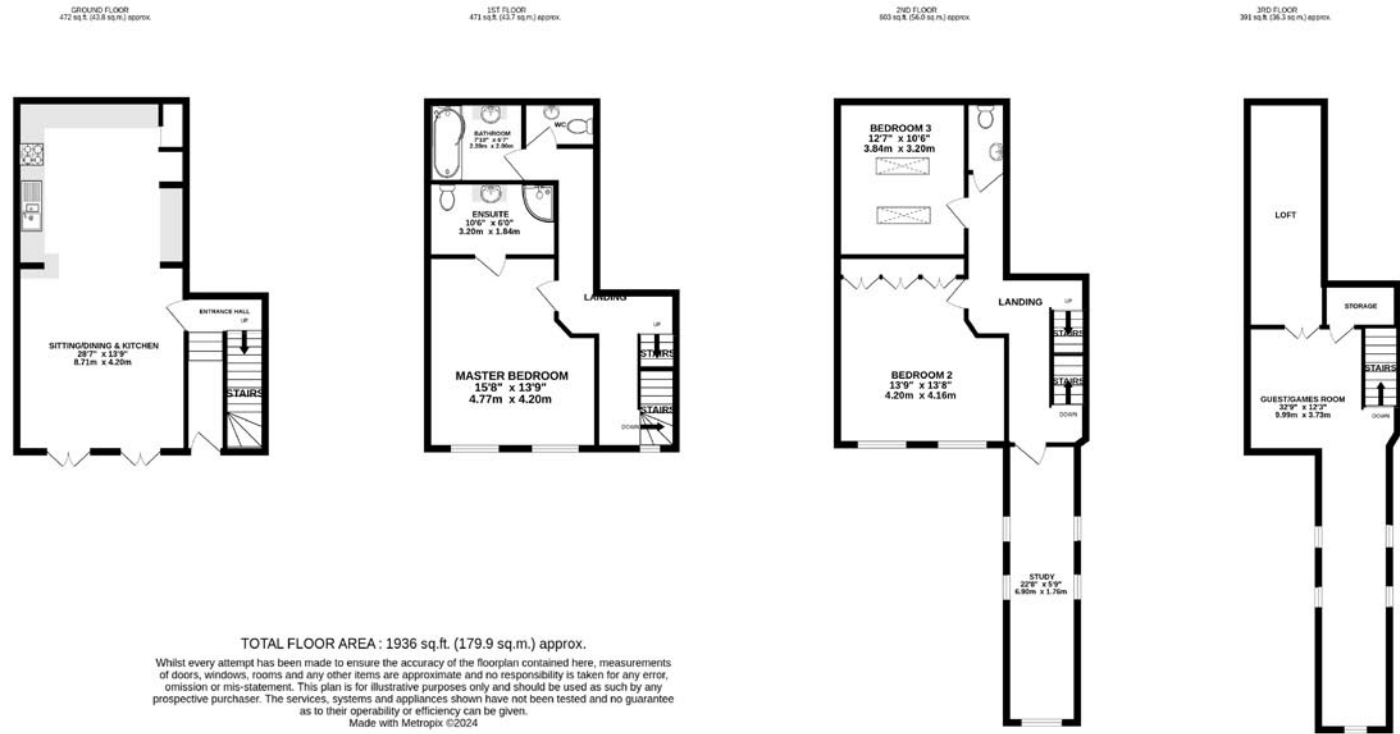
East Suffolk Council  
Tax Band: D  
Postcode: NR35 1EU

### Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. It is important to note that ownership of the bridge below the gantry is in ownership of Millstream House and provides permitted public access by foot and permitted vehicle access to the car parking for the associated properties, The Riverside Centre and Falcon Meadow.

### Tenure

Vacant possession of the freehold will be given on completion.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Norwich City Centre 01603 859343  
Diss 01379 644822  
Loddon 01508 521110  
Beccles 01502 710180  
Halesworth 01986 888205  
Harleston 01379 882535



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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