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Mill House,
Bedingham, Nr Bungay

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MUSKER
McINTYRE
ESTATE AGENTS



Woodton - 0.2 miles
Bungay - 4.6 miles
Norwich - 11.2 miles
Southwold & The Coast -23.8 miles

Situated enjoying a most discreet position in the heart of the Norfolk/Suffolk border village of Bedingham is Mill House. A deceptively spacious, four bedroom home which encapsulates the charm and history of the building whilst offering the perfect balance of modern living with a most impressive, open-plan kitchen/dining room, three superb reception areas, studio space, four bedrooms and modern shower & cloakroom. Outside the walled garden grabs the southerly aspect and is beautifully planned to bring colour and scent throughout the seasons whilst the generous lawns provide a tranquil space to relax or entertain. At the head of the plot we find ample off road parking and a garage/ workshop. Viewing is essential to fully appreciate the space and location on offer.



Inside The Home

Entering the property in true Norfolk style, via the second entrance that leads directly from the parking area we are welcomed by a spacious entrance lobby which provides the perfect spot to kick off our boots after working in the garden or enjoying one of the many stunning walks that surround the village. A large cupboard offers a spot for coats and boots whilst doors open to the studio, cloakroom and main accommodation. The studio offers a versatile space currently serving as a gym but would make a superb home office or play room. Here we find the first glimpse of the stunning exposed stone & flint walls that appear throughout the home. Adjacent we find the ground floor cloakroom where contemporary white sanitary ware contrasts against the exposed walls. A door from the entrance lobby now opens to the main accommodation. The family kitchen/dining room offers the most unexpected 'wow factor' to the home. From the vaulted ceilings to the sheer scale of the room the kitchen is designed around modern family life and entertaining alike. Two velux windows over head allow natural light to fill the space which enhances the feature wall whilst three windows add to the light in the room and look onto the gardens. A vast range of fitted timber units line the walls with contrasting flooring and work surfaces complimenting the finish. A smaller preparation area leads open plan from the kitchen where we find space for an American style fridge/freezer. The kitchen leads seamlessly into the dining room where the character of the original building becomes more apparent. Although a substantial room a feature fireplace and exposed timbers bring a cosy feel to the space. A window looks onto the garden whilst doors open, at the front to the entrance porch and at the rear to our stairway. Continuing on the ground floor we flow into the sitting room where the mix of character and clean modern lines blend beautifully. A wood burner and log store alcove offer a focal point to the room whilst a window takes in another view of the gardens. At the rear of the sitting room we step into the snug/study which offers the perfect nook to work, study or simply relax. Returning to the dining room a door opens to the stairway where we find a storage cupboard and a door opening to the laundry room. As we climb the stairs we pass a window and overhead a velux window floods the area with light. At the head of the stairs we find the first of four bedrooms, this one being a generous single room can accommodate a small double if needed. From here the landing leads to the three further bedrooms and shower room. Bedroom two and three offer fantastic double bedroom space whilst across the landing we step down into the shower room which boasts a modern double width shower, w/c and wash basin complimented by tiled flooring and a modern take on a wrought iron radiator with towel hanging above. Completing the accommodation we find the master bedroom. This spacious room boasts a full wall of bespoke fitted wardrobes leaving the room free for our master bedroom furnishings. A window again enjoys a view of the garden and lane beyond.





Gardens and Grounds

Approaching the property via Mill Lane which belongs within the boundary of the house we arrive between the hedge lined driveway at the frontage of this quintessential Norfolk home. A red brick wall separates the Lane from the formal gardens, all of which are set to the frontage of the home. A gate opens to the path that leads us to the front door whilst double gates open to the driveway where we find ample parking and access to the garage & workshop space whilst a further parking space opposite the gates allows for an additional car. The gardens are set to the front of the house enjoying southerly aspect, the red brick wall fully encloses the space and provides a backdrop to the well planned range of borders that frame the garden offering all year round greenery whilst stocked with a range of perennial flowers bursting with colour and scent throughout the seasons. At the head of the path a door leads into the entrance porch whilst our vendors use the second entrance as the main access to the house which leads from the parking area into a large entrance lobby.

Location

Mill House is situated on Mill Lane set off Triple Plea Road in the Norfolk/Suffolk border village of Bedingham. Bedingham Neighbours Woodton which offers a public house and well regarded primary school. Bungay just four miles south 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). 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

Oil Central Heating
Mains Water
Mains Drainage
Mains Electricity
EPC Rating: E

Local Authority

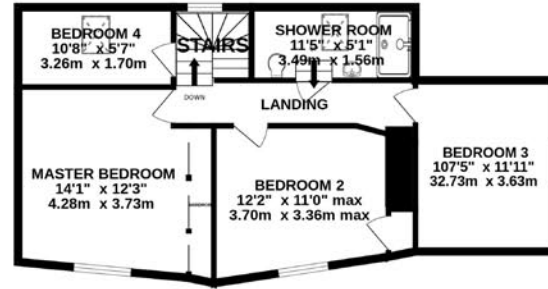
East Suffolk Council
Tax Band: D
Postcode: NR35 2NT

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.

Tenure

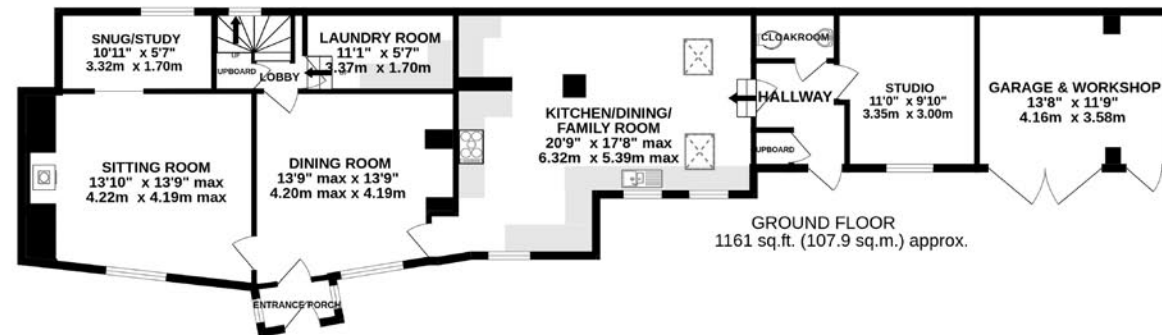
Vacant possession of the freehold will be given on completion.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.

TOTAL FLOOR AREA : 1779 sq.ft. (165.3 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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GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.

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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