

Mill Road, Occold - IP23 7PN

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Mill Road

Occold, Eye

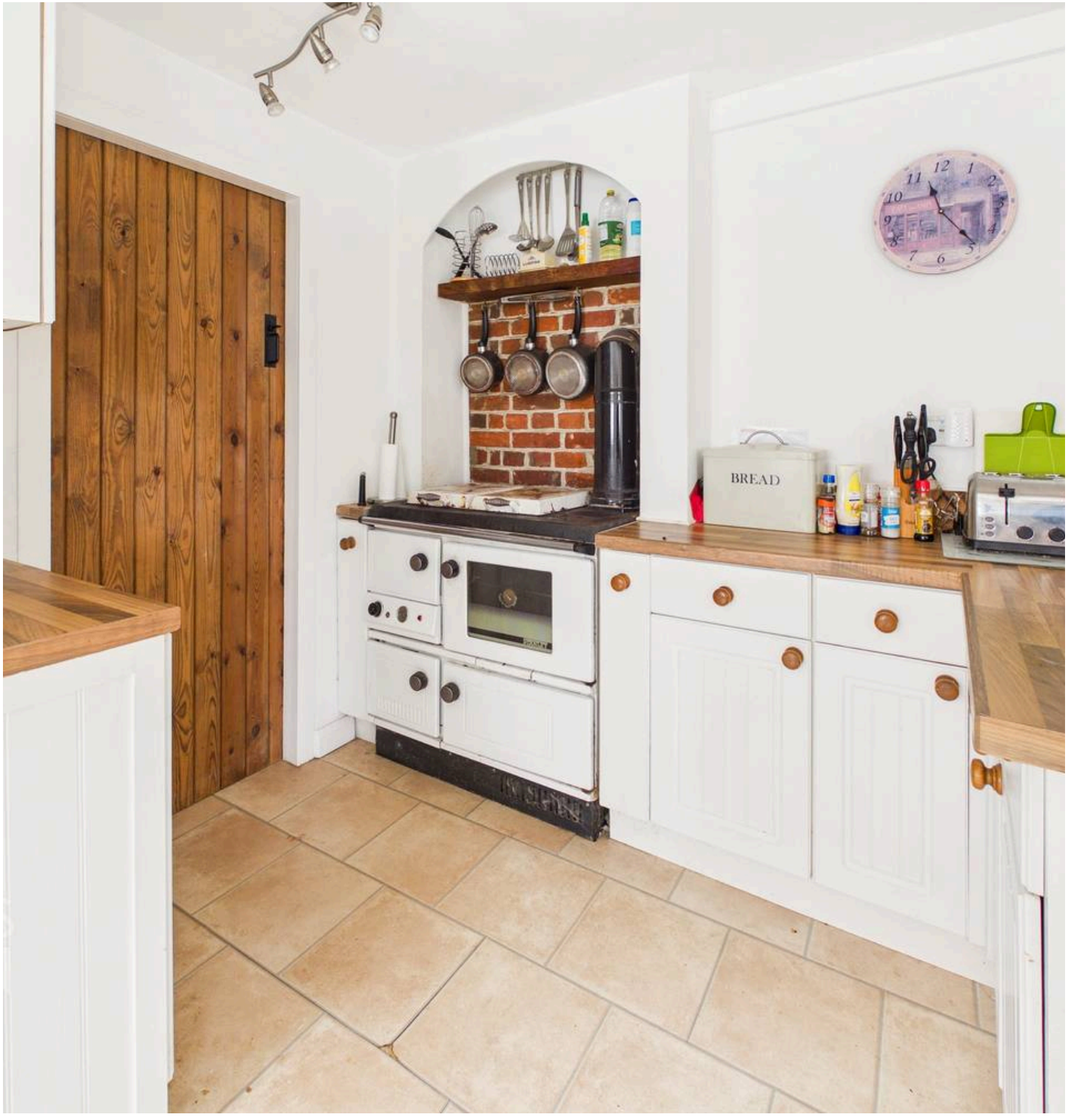
This CHARMING FOUR BEDROOM DETACHED PERIOD HOME offers a rare opportunity to embrace rural living on the outskirts of the picturesque village of Occold. Set within a PRIVATE AND SECLUDED PLOT approaching 0.5 ACRES (subject to measured survey), this impressive residence boasts FIELD VIEWS TO BOTH THE FRONT AND REAR, providing a tranquil backdrop and a true sense of escape from the city. The INTERNAL ACCOMMODATION EXTENDS TO OVER 1750 SQFT (subject to measured survey), with a welcoming entrance leading into THREE DISTINCTIVE RECEPTION ROOMS, each filled with natural light and character features, perfect for both relaxed family living and entertaining guests. The KITCHEN/DINING ROOM is superbly appointed and complemented by a PANTRY, offering ample storage and workspace, while the flow between rooms creates an inviting and versatile layout. Completing the ground floor there is a utility/WC. Upstairs, FOUR GENEROUS BEDROOMS provide comfortable retreats, each enjoying lovely outlooks over the surrounding countryside as well as a family bathroom. The property blends period charm with flexibility, ensuring a harmonious blend of tradition and contemporary convenience. Additionally, USEFUL OUTBUILDINGS present exciting potential for conversion (subject to planning), ideal for those seeking a HOME OFFICE,

STUDIO, or further accommodation. The PRIVATE PLOT is a real highlight to the home with expansive grounds on all sides providing privacy and seclusion with FIELD VIEWS to all sides. Whilst the property is set within a rural position, the small of village of OCCOLD is within a short walk where a small school, local pub, village hall and bus stop can be found. The town of Eye is located only a few miles away and within an easy drive.

Council Tax band: E
Tenure: Freehold
EPC Energy Efficiency Rating: F

- Detached Period Home
- Rural Location On The Outskirts Of The Village Occold
- Private & Secluded Plot Extending To Almost 0.5 Acres (stms)
- Field Views To Front & Rear
- Internal Accommodation Of Over 1750 SQFT (stms)
- Three Impressive Reception Rooms & Kitchen/Dining Room With Pantry
- Four Generous Bedrooms
- Useful Outbuildings Ideal For Conversion

Occold is a popular village which has an active community and well regarded primary school. Close by is the small town of Eye which offers a good range of day-to-day facilities including well regarded secondary schooling and is steeped in history with its castle mound and abbey remains.



The surrounding countryside is attractive with many interesting country walks and Eye is well placed for access to the A140 with both Norwich and Ipswich around 25 miles away, Diss and its mainline railway station on the Norwich to London Liverpool Street line (journey time to London around 90 minutes) is just 6 miles away and the Heritage Coast around Southwold, Aldeburgh and Walberswick within 40 minutes or so by car.

SETTING THE SCENE

The impressive home is accessed via a gated approach with shingled driveway parking to the front for multiple vehicles. There is a large front lawn with a hedged front boundary enclosing the space. The main entrance door is found to the front leading into a porch. To the side there is a storage shed which could easily be replaced with a garage (stp).

THE GRAND TOUR

Entering the house via the the front porch, there is a welcoming entrance space with a staircase rising to the first floor as well as doors in either direction leading to two ground floor reception rooms each linked to the rear by the sizeable kitchen/dining room with adjacent utility and W/C. The reception to the right offers a brick built fireplace as well as various exposed timbers. The main reception to the left is a stunning room filled with a plethora of exposed beams as well as large inglenook fireplace housing a woodburner. A door from the sitting room leads into separate dining room, a later addition benefitting from a dual aspect to front and side. The kitchen to the rear is a traditional country style kitchen with walk in pantry cupboard and built in storage as well as a second staircase. The kitchen offers a range of wall and base level units with wood effect worktops over with space for white goods as well as the traditional oil fired Stanley range style oven which powers the central heating. A stable door leads out to the garden beyond. The utility space completes the ground floor providing space for white goods as well as the ground floor W/C and hand wash basin.

Heading up to the first floor via the main staircase you will find doors in either direction leading to two separate bedrooms. The smaller bedroom to the right provides access beyond to the smallest fourth bedroom via a ‘jack and jill’ access to the family bathroom. The bathroom offers a bath, w/c and hand wash basin and benefits from another door to the rear landing area accessed via the second staircase. From the rear landing area there is access to the main double bedroom as well as the generous second double bedroom over the dining room with a dual aspect to the front and side.

FIND US

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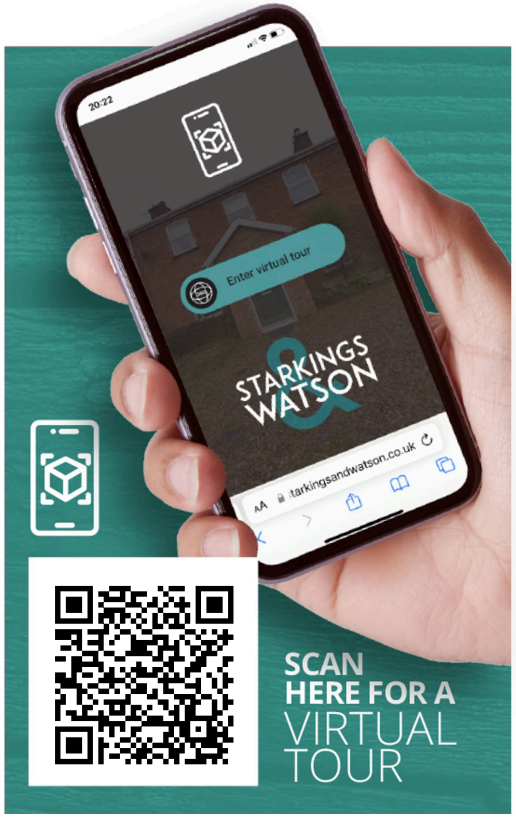
What3Words : ///lines.rooster.obligated

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

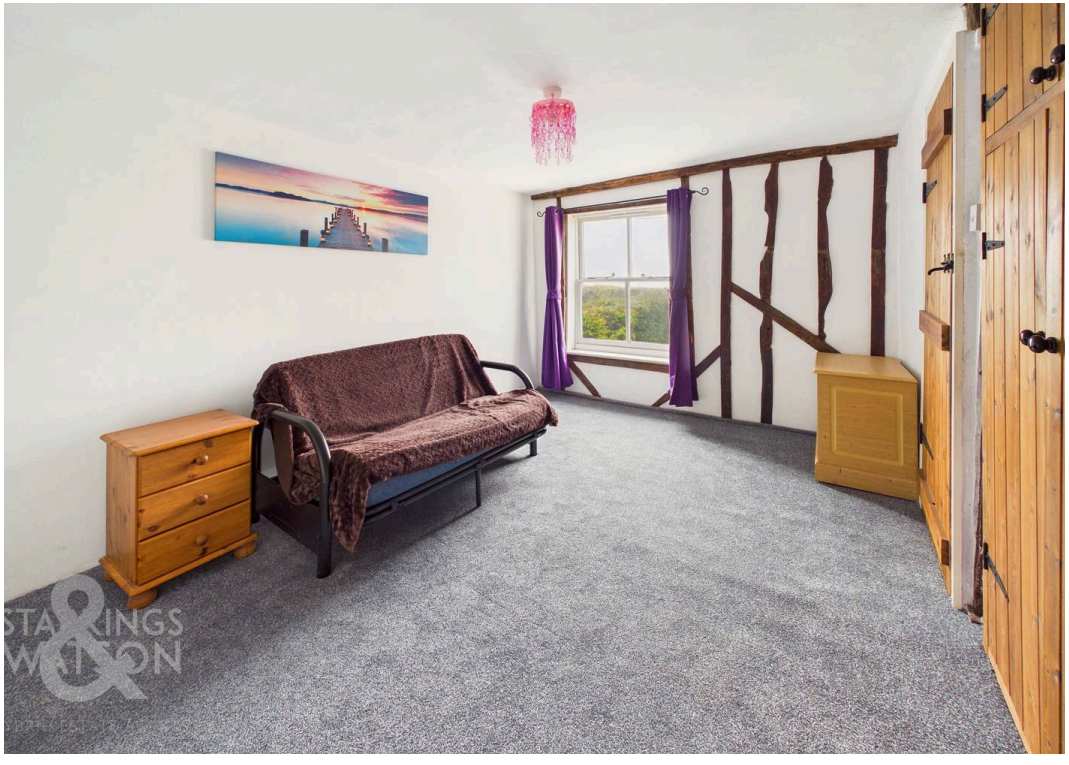
AGENTS NOTES

Buyers are advised there is mains water, drainage and electricity connected with central heating provided via the Stanley Range Oven. The property is in the main a traditional timber frame construction with later Victorian additions. There has in the past been some historic movement of the gable end wall which has been re-built and fully rectified via the insurer at the time with no recurring issues. Please discuss for further clarification.











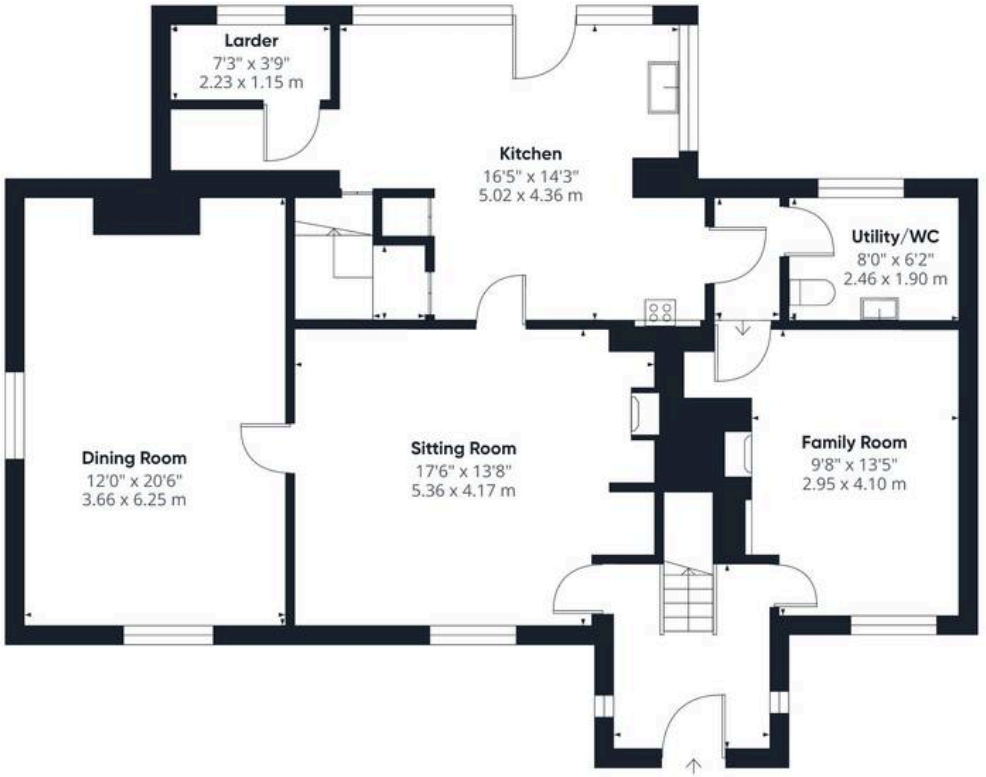






THE GREAT OUTDOORS

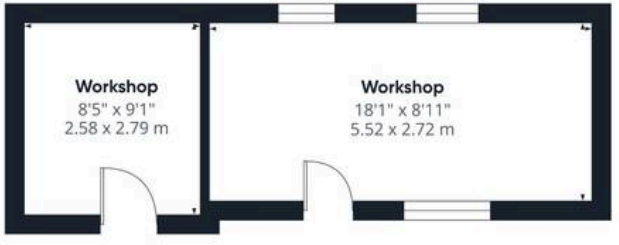
The house sits fairly centrally within its generous half acre plot. To the rear of the house sits a single storey outbuilding which whilst re-roofed offers scope for conversion to workshop/studio type space or, subject to Planning Permission, linking to the main house and increasing the accommodation. There is a hard standing areas leading to mainly lawned gardens and planting borders to the side. The grounds wrap nicely round to the front of the house where further private lawned gardens can be found. To the side there is also clear potential for construction of a garage of varying sizes (stp). The gardens are enclosed and private and offer huge scope for a range of potential uses.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

2021 ft²

188 m²

Reduced headroom

33 ft²

3.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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