



DAVID
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Mill House

Hitcham, Suffolk

An imposing Grade II listed residence set in approximately 3.3 acres (sts), with a detached annexe, former holiday cottages, traditional outbuildings, paddocks and excellent development potential.



Lifestyle Introduction

Mill House is more than a period home; it's a piece of Hitcham's history. Originally built as the Miller's House serving the neighbouring mill, this handsome brick and flint residence has been at the heart of Water Run for over 200 years.

Set in approximately 3.3 acres (sts), the property combines elegant Georgian proportions with exceptional versatility.

The principal house extends to over 3,500 sq.ft. and is complemented by a detached annexe (The Bakery), two former one-bedroom holiday cottages, mature gardens, paddocks, a pond, a former tennis court and an extensive range of traditional outbuildings.

Surrounded by rolling Suffolk countryside yet within easy reach of Bildeston, Hadleigh and Stowmarket, Mill House offers peace, space and convenience in equal measure. Whether as a substantial family home, for multi-generational living, holiday accommodation, additional income or future potential, it presents a rare and flexible opportunity to enjoy an exceptional country lifestyle.

Key Features

- Handsome former Miller's House
- Attractive brick and flint period residence
- Over 3,500 sq.ft. of accommodation
- Approximately 3.3 acres (sts)
- Three bedrooms
- Three reception rooms
- Character farmhouse kitchen with Fireplace
- Detached annexe (The Bakery)
- Pair of former one-bedroom holiday cottages
- Barn and stable buildings with planning potential
- Mature gardens, pond and enclosed paddocks
- Former tennis court
- Extensive parking for numerous vehicles
- Beautiful rural setting
- Available as a whole or in separate lots
- Grade II listed



Living & Entertaining

Built to serve one of the village's most important industries, the Mill House was designed with substance, practicality and longevity in mind. Today those same qualities translate into an beautifully proportioned family home extending across two floors.

The drawing room provides a comfortable space for relaxing quiet evenings in front of the period open fireplace. Or if you're entertaining, the double French glazed doors give direct access to enjoy the garden room which has striking views across the beautiful gardens.

Currently one of the reception rooms is utilized as a bedroom but was previously enjoyed as a separate study with fireplace, offering an ideal work-from-home environment, whilst the flexibility of the accommodation allows the property to adapt effortlessly to modern family life.

The attractive period beamed dining room is perfectly suited for family dining, gatherings, and special occasions. Throughout, large sash windows flood the accommodation with natural light, creating bright and welcoming interiors that perfectly complement the property's historic character.



Kitchen & Daily Living

The farmhouse kitchen forms the true heart of the home. A generous, traditionally styled kitchen fitted with an extensive range of oak-fronted wall and base units providing excellent storage, complemented by ample worktop space. A large period brick fireplace feature is just waiting for your Aga.

Integrated appliances include a double oven, hob with extractor, microwave and dishwasher. A rear-facing window fills the room with natural light, while tiled flooring and practical finishes create a functional family space.

Double French glazed doors leads through to the adjoining garden room, enhancing the flow of the ground floor. While the other glazed door leads to the family dining room.

Beyond the kitchen, the adjoining utility room provides excellent practicality, helping to keep everyday life separate from the principal living accommodation. Whether preparing family meals or entertaining friends, this is a kitchen designed to bring people together.



Bedrooms & Bathrooms

The bedroom accommodation is arranged over the first and second floors and provides exceptional flexibility for families of all sizes.

The principal bedroom enjoys generous proportions together with an en-suite free standing bath, whilst the remaining bedrooms are served by a spacious family shower room.

Two further bedrooms occupy the second floor, providing ideal accommodation for older children, visiting guests or those seeking dedicated hobby or home-working space.

The layout successfully combines privacy with flexibility, ensuring the property can adapt to changing family requirements for many years to come



Lily & Franz Cottages

Nestled in the heart of the ground, Lily cottage & Franz Cottage are both one bedroom semi-detached groundfloor cottages with spectacular views over the gardens and pond. Formerly used as Holiday Cottages, they can remain holiday lets (subject to planning). Alternatively they could be converted into a single family dwelling (subject to planning).

Lily & Franz Cottages are available to buy separately or as part of the whole property.



The Bakery

The detached Bakery provides highly flexible additional accommodation, ideal for guests, dependent relatives, home working or a variety of other uses.

Completing the holding are the former barn and stable buildings, for which planning applications are currently being pursued for residential conversion, creating exciting opportunities for future development.

The combination of the main house, ancillary accommodation and development potential makes Mill House an exceptionally versatile and increasingly rare country property.

The Garden & Outside

The grounds are undoubtedly one of Mill House's defining features. Extending to approximately 3.3 acres (sts), they provide an exceptional balance of mature gardens, open paddocks and practical outbuildings.

The sweeping driveway offers extensive parking for numerous vehicles and serves both the principal residence and ancillary buildings. Beautiful lawns, mature specimen trees and established planting surround the house, whilst a delightful pond provides an attractive focal point within the grounds.

Beyond lie the paddocks together with a former tennis court, now requiring reinstatement, offering exciting opportunities for those wishing to recreate a wonderful outdoor entertaining space. The peaceful setting and generous grounds create an exceptional lifestyle rarely available within such a well-connected Suffolk location.



Floorplan



LOCATION:

Water Run occupies a delightful rural position on the outskirts of the highly regarded village of Hitcham, surrounded by attractive rolling Suffolk countryside. The neighbouring villages of Bildeston and Hitcham provide thriving local communities, whilst the nearby market towns of Hadleigh and Stowmarket offer a comprehensive range of shopping, educational and recreational facilities. Stowmarket railway station provides direct mainline services to London Liverpool Street, making the property equally attractive to commuters seeking a peaceful country lifestyle. Excellent road connections via the A14 place Bury St Edmunds, Ipswich, Cambridge and the wider motorway network all within convenient reach.

Agent's Note - The vendors are prepared to consider the sale of the property either as a whole or in separate lots.

Lot One - Mill House together with The Bakery, gardens and associated grounds.

Offers in the Region of £550,000.

Lot Two - The pair of former one-bedroom holiday cottages.

Offers in the Region of £300,000.

Planning applications are currently being pursued in respect of the former barn and stable buildings for conversion to residential accommodation. The above guide prices are based upon the property being offered in its current form. Should planning permission be granted prior to exchange of contracts, the vendors reserve the right to review the guide prices to reflect the enhanced value created by the planning consent. Further information is available from the selling agents.

Property information

Mid Suffolk District Council - E

EPC Rating: Not required

Tenure: Freehold

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