



Mill Lane, Barnham

Sheridans



Mill Lane, Barnham IP24 2NG

Guide Price £400,000

Unique detached windmill conversion enjoying a tucked away setting in the heart of a pretty village. All in just over 3/4 of an acre.

Understood to date back to the 19th century when the windmill was built for the, 4th Duke of Grafton in 1821, this unique period home was converted into a home approximately fifty years ago. The property is unlisted and provides versatile accommodation mostly on one level and offers further scope and potential. The accommodation currently in brief comprises a garden room leading to a kitchen/dining room fitted with a range of units and door into the original windmill and to the inner hall with fitted cupboard. The sitting room has a fireplace with woodburner, window to side and bay window to front. Bedroom 1 includes a shower and WC and bedroom 2 (formally two bedrooms) is served by the family bathroom with bath and separate shower enclosure. To the south of the property and adjoining the kitchen/dining room is the former windmill with accommodation on three floors comprising family room, bedroom with en-suite and a study.

Outside

The Old Mill is approached through a five bar gate

leading to a long driveway providing parking for several vehicles and access to a detached timber garage. The grounds are mostly laid to lawn bordered by mature trees. Within the grounds are solar panels (not tested) and a scheduled monument known as a bowl barrow (ancient burial mounds dating from the Bronze Age). All in .78 of an acre.

Location

The Old Mill enjoys a tucked away setting down a drive whilst situated close to the heart of the village. Barnham is a pretty Suffolk village with a well-regarded primary school and provides excellent access to the main road networks. The village also provides excellent access to Culford School (approximately a ten minute drive away).

Directions

From Bury St Edmunds proceed north on the A143 towards Thetford and Norwich. Take the first turning on the right to the village of Barnham. Follow the road and the driveway leading to The Old Mill, will be found on the left before the T junction.

Services

Mains electricity and water. There appears to be solar panels, air conditioning and an air source

- No onward chain
- Unique 2100 sqft detached mill conversion in tucked away setting
- Grounds extending to just over 3/4 of an acre
- Extensive vehicle parking, timber garage/workshop
- Garden room/sitting room
- Further scope and potential
- Sitting room with woodburner
- Kitchen/dining room, study
- 3 bedrooms
- Bathroom and en-suite shower

pump, however we are unsure if these are operational as not tested. Interested parties should make their own enquiries. At this time we are unsure if the property is mains or private drainage.

No onward chain.

Council Tax: West Suffolk Council Tax Band E.

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

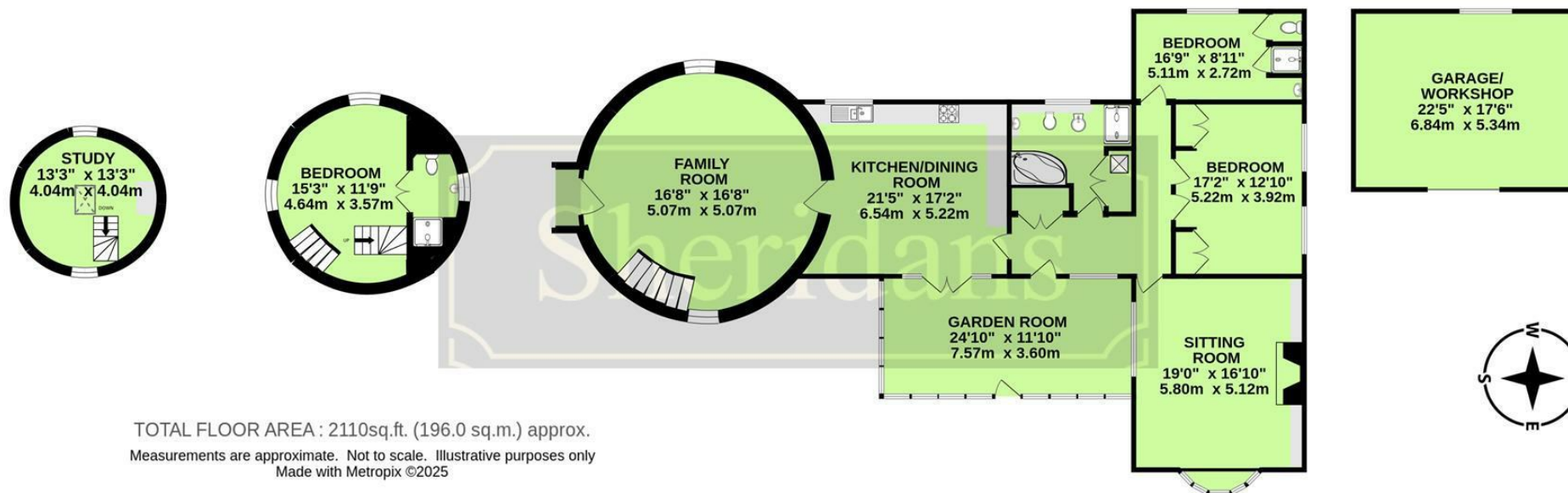
Flood Risk: Very Low Risk



2ND FLOOR

1ST FLOOR

GROUND FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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