



JENNIE JONES

EST. 1992

ESTATE AGENTS

**PRIORY LANE**

Darsham | Suffolk

**£450,000**

# THE OLD MILL, PRIORY LANE, DARSHAM IP17 3QD

Town centre: 0.5 miles  
Woodbridge railway station: 0.6 miles  
Ipswich: 9 miles

- Entrance Hall ● Sitting Room ● Kitchen / Dining Room ●
- Utility Room ● Three/Four Bedrooms ● Ensuite to Master ●
- Family Bathroom ● Boiler Room ●
- Outbuildings and Gardens ●

## The Property

The Old Mill is a former mill house, occupying a generous plot of around 0.44 acres with outbuildings and immense scope for redevelopment. Rich in history and character, the property retains many period details, including exposed timbers and original features, making it a truly unique project for those looking to blend heritage with modern living.

In need of complete renovation, the house offers a rare chance to design and finish a home entirely to your own style and requirements. The accommodation could be reconfigured to suit contemporary family life while still celebrating the historic charm of the building.

The grounds extend to almost half an acre, providing ample space for landscaped gardens, entertaining areas, or even further development (subject to planning). The outbuildings add further opportunity, with potential for workshops, studios, or a home office.

This is a property with huge potential - a genuine "Grand Design" opportunity in one of Suffolk's most desirable locations.

**A former mill house with outbuildings, set in 0.44 acres  
a truly exciting opportunity to create your own Grand Design  
in a sought-after Suffolk village**



### The Location

Darsham is a well-regarded Suffolk village, ideally placed between the market town of Saxmundham and the seaside town of Southwold. The village benefits from a mainline railway station, providing regular services to London Liverpool Street via Ipswich, making it attractive for commuters and those seeking a Suffolk retreat.

The nearby Heritage Coast offers unspoilt beaches and coastal walks, with the RSPB reserve at Minsmere, Dunwich Heath, Aldeburgh, and Thorpeness all within easy reach. Darsham itself has a strong community feel, with a village pub, nursery, and farm shop, while a broader range of amenities can be found in neighbouring towns.

### Services

Mains water and electricity

### Local Authority & Council Tax Band

East Suffolk Council

Council Tax Band F

### Energy Efficiency Rating - E





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