



Mill House
Gedding, Suffolk

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Mill House, Gedding, Bury St Edmunds, Suffolk, IP30 0PZ

The village of Gedding is derived from the old English phrase Gydda's People and is located approximately 6 miles south of Bury St Edmunds. The village is host to St Mary's Church and has close links with the village of Felsham having a joint community post office/stores run by volunteers, village inn, garage and village hall which is host to many activities including yoga, W.I., bingo, bowls and film nights to name a few. Rattlesden is a popular village with a primary and pre-school, two public houses, a sports pavilion, post office/village store and a variety of clubs. The cathedral town of Bury St Edmunds and the market town of Stowmarket both provide an excellent range of schooling, shopping, recreational and cultural facilities with the latter providing a mainline rail link to London's Liverpool Street.

A five bedroom unlisted detached thatched cottage that occupies a rural setting betwixt the highly regarded villages of Rattlesden, Gedding and Felsham. Mill House has retained many notable period features and of particular note is the impressive large inglenook fireplace to the sitting room and the extensive display of exposed timbers and studwork throughout. This delightful cottage is further enhanced by its wraparound gardens that are believed to measure approximately 0.3 acres. The property is offered with NO ONWARD CHAIN.

A charming unlisted detached thatched cottage occupying a rural setting, generous grounds and no onward chain.

Entrance door to;

ENTRANCE HALL: A large welcoming area with attractive brick flooring inlaid with an original millstone that previously belonged to the former windmill which was next door to the mill/house. Display of exposed timbers and studwork. Bespoke staircase rising to first floor. Suffolk latch doors opening through to the remainder of the property.

SITTING ROOM: 12'7 x 11'7 (3.8m x 3.5m). A splendid double aspect room having a wonderful display of exposed timbers and studwork. Impressive large inglenook fireplace under bressummer beam with brick surround and pamment tiled hearth creates the main focal point of the room. Door to a large storage cupboard with side aspect. External door to grounds. Opening to;

DINING ROOM: 14'5 x 10'1 (4.4m x 3m). Offering rear aspect. Brick fireplace with bressummer beam creating the main focal point of this room

with inset wood burning stove set upon a pamment tiled hearth. Travertine tiled flooring. Display of exposed timbers and studwork. Door to kitchen.

KITCHEN: 11'1 x 9'1 (3.3m x 2.7m). A double aspect room fitted with base units under work preparation surfaces that incorporate a 1½ bowl sink with single drainer and mixer tap. Further integrated appliances include a four ring hob. Space for fridge freezer and dishwasher. Brick flooring. Further door opening to useful larder with fitted shelving and window to side.

UTILITY: 9'7 x 6'1 (2.9m x 1.8m). Having base units with work preparation surfaces that incorporate a sink unit with single drainer and having space for washing machine. Pamment tiled flooring. Ceiling timbers.

BEDROOM 5/OFFICE/RECEPTION ROOM: 12'8 x 8'1 (3.9m x 2.4m). A triple aspect versatile room that would lend itself to a multiple of uses if so required. Exposed timbers and studwork.

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BEDROOM 4: 9'2 x 6'8 (2.8m x 2m). Again a versatile room currently used as the fourth bedroom but would lend itself to an additional reception room or snug if required. Rear aspect.

SHOWER ROOM: 6'4 x 6'4 (1.9m x 1.9m). Fitted with shower cubicle having part tiled surround, W.C, and pedestal wash hand basin. Part tiled walls and floor. Ceiling timbers. Front aspect.

First floor

LANDING: A large inviting area with a display of exposed timbers, studwork and exposed brick chimney breast. Skylight allowing natural light to flood in. Doors to bedrooms and bathroom.

BEDROOM 1: 19'7 x 12'9 (6m x 3.9m). Having a part vaulted ceiling with a display of exposed timbers and studwork and offering double aspect. Built-in cupboard.

BEDROOM 2: 11'9 x 10'6 (3.6m x 3.2m). Again having built in cupboard and being an excellent size with rear aspect.

BEDROOM 3: 10'9 x 10'6 (3.3m x 3.2m). With double aspect. Exposed timbers and studwork.

BATHROOM: 9'8 x 9'3 (2.9m x 2.8m). Suite comprising corner bath with part tiled surround and attachment, wash hand basin with mixer tap and vanity unit cupboard beneath and W.C. with encased cistern. Built-in cupboard.

Outside

The property is approached via a large sweeping shingled driveway which in turn allows off street parking for numerous vehicles and leads to the property and grounds. The remaining grounds wraparound Mill House on all sides which are predominantly laid to lawn with well-established hedging, shrubs and trees creating a degree of privacy. Pond creating an

idyllic setting. To the front of the grounds is a large redundant outbuilding (the footprint is larger than the Mill House itself) so there is an opportunity for future development (subject to the relevant consents).



SERVICES: Main electricity are connected. Separate metered water supply (provided from local farmer). Private drainage. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

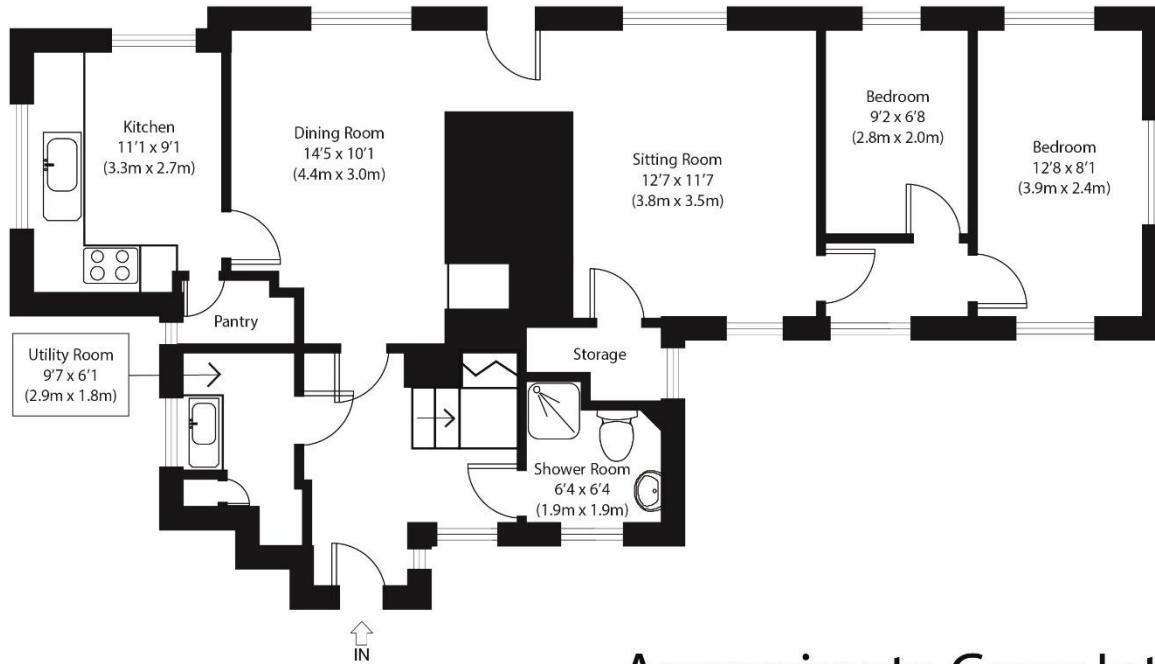
EPC Rating: E

LOCAL AUTHORITY: Mid Suffolk District Council. Band F

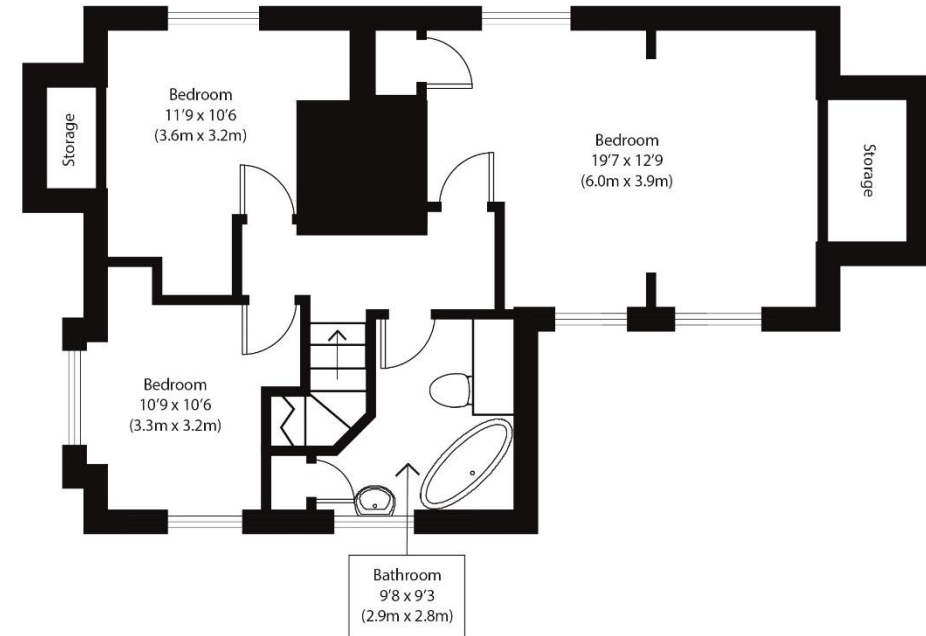
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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Ground Floor



First Floor

Approximate Gross Internal Area
1550 sq ft (144 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

