



**Mill Bungalow,  
Pakenham, Suffolk**

**DAVID  
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# Mill Bungalow, Thurston Road, Pakenham, IP31 2NF.

The picturesque village of Pakenham is known as the village of two working mills, the watermill and windmill has good local amenities including village stores/post office, public house, village hall and church. The village is situated approximately six miles to the north east of the historic market town of Bury St Edmunds and provides excellent access to the A14 dual carriageway linking the east coast ports, Midlands and London via the M11. The market town of Stowmarket (12 miles) has a mainline rail link to London Liverpool Street.

Occupying a delightful semi-rural setting with uninterrupted countryside views and the village windmill as a charming backdrop, this picturesque detached thatched cottage offers a rare blend of character and versatility. Set within established grounds, the property enjoys a generous plot with ample parking, outbuildings, and a beautifully presented garden. The home combines period charm—most evident in its traditional thatched roof and attractive cottage façade, which now features recently added pargetting detail crafted by a local artisan—with flexible accommodation, including three double bedrooms, multiple reception areas, and a cellar. Ideal for those seeking a peaceful village lifestyle within easy reach of local amenities and scenic walks.

## A superb single-storey thatched detached cottage, enjoying an excellent position with enviable countryside views.

**SITTING ROOM** - 14'8 x 12'5 (4.5m x 3.8m) A bright and welcoming reception room with double doors to the front, ideal for entertaining or relaxing. Door leading to a bedroom.

**KITCHEN/DINING ROOM** - 16'6 x 13'7 (5.0m x 4.1m) A generous open-plan kitchen and dining room with a rear aspect and a sky lantern that allows natural light to flood in. The kitchen area features base units beneath quartz worktops, incorporating a butler-style sink unit with mixer tap, dishwasher, and a wine fridge. There is also space for a range-style cooker beneath an extractor hood. A personal stable door gives access to the garden. The designated dining area benefits from double doors that opens to the rear garden, offering potential for alfresco dining on warm summer days

**EXTENDED KITCHEN** - 12'3 x 6'2 (3.7m x 1.8m) An additional kitchen area with ceiling to wall units housing an American style fridge/freezer, coffee machine and microwave. Perfect area for utility use or supplementary storage.

**BEDROOM ONE** - 12'7 x 12'7 (3.8m x 3.8m) A large double bedroom, centrally located with direct access to the main living spaces. Wonderful

double doors/windows offer excellent views of the grounds and countryside beyond.

**BEDROOM TWO** - 12'3 x 9'9 (3.7m x 3.0m) Double bedroom with a rear aspect.

**BEDROOM THREE** - 13'0 x 9'7 (3.9m x 2.9m) Another well-proportioned double bedroom, also positioned at the rear.

**BATHROOM** - 9'2 x 8'9 (2.8m x 2.7m) A spacious family bathroom featuring a deep oval bath with a central freestanding mixer tap and shower attachment. It also includes a pedestal wash hand basin, W.C., and a separate walk-in shower cubicle with a rain head. A heated towel rail completes the room

**BEDROOM FOUR** - 12'8 x 7'5 (3.9m x 2.2m) A versatile room, perfect as a bedroom, playroom or home office. Door to cellar.

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**SHOWER/WET ROOM - 10'1 x 4'3 (3.0m x 1.3m)** Additional shower / wet room conveniently located adjacent to the entertainment room and being fitted with an open shower having part tiled surround, Wash hand basin with vanity unit beneath and a mixer tap. W.C.

**UTILITY ROOM - 5'3 x 5'3 (1.6m x 1.6m)** A practical space for laundry appliances and storage.

**CELLAR - 12'4 x 12'4 (3.7m x 3.7m)** Accessed via stairs, offering excellent storage or potential for storage.

**WORKSHOP (OUTBUILDING) - 10'0 x 7'0 (3.0m x 2.1m)** Useful external building with multiple uses.

**EXTERNAL BOILER ROOM:** Housing boiler and space for fridge/freezer.

## Outside

The property occupies a generous plot with double gates opening to a driveway which in turn allows ample off-road parking and access to a detached garage/workshop. The front garden is neatly enclosed by mature hedging, featuring an area of lawn and a welcoming covered entrance. The front elevation of the cottage has been enhanced with newly crafted pargetting, commissioned from a respected local artisan.

At the rear of the property, you'll find a perfectly positioned AstroTurf terrace area, enclosed by a delightful part-flint wall that incorporates half-height gates opening to the grounds behind. This area is conveniently adjacent to the kitchen/dining room, making it ideal for alfresco dining during the summer months. Beyond this, the garden extends to a generous expanse of lawn, complete with a greenhouse, productive planting areas, and ample space for outdoor entertaining. There's also a dedicated vegetable patch.

The grounds offer uninterrupted views of the surrounding open countryside, enhancing the rural charm of this characterful home. The garden is private, beautifully presented, and thoughtfully designed to make the most of the stunning countryside backdrop and the nearby historic windmill.

**SERVICES:** Mains water and Electricity. Oil fired heating and sewerage water treatment plant.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District

**COUNCIL TAX:** Band C

**EPC RATING:** TBC

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

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

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



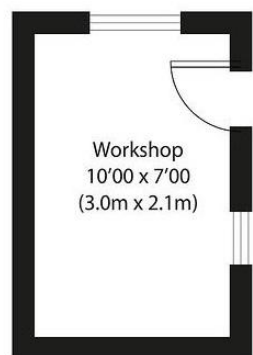
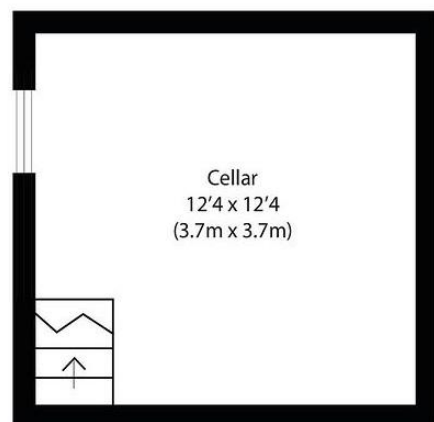
Approximate Gross Internal Area  
Main House 1120 sq ft (104 sq m)

Outbuilding 70 sq ft (7 sq m)

Total 1190 sq ft (111 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.photohausgroup.co.uk

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Shower Room  
10'1 x 4'3  
(3.0m x 1.3m)

