

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

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&
SAXMUNDHAM

ESTATE AGENTS



Mill House, Mill Road, Knodishall, Saxmundham, Suffolk. IP17 1YS

GUIDE PRICE £379,000

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Saxmundham, Suffolk. IP17 1YS

A pretty semi-detached 19th century former Mill House which is situated at the heart of this well-served and popular Suffolk village. The property, which lies within a short walk of the village shop, pub, garage and school is perfectly located for access to the Suffolk Heritage Coast and the beaches at Thorpeness and Aldeburgh. The house, which has great character and charm, benefits from gas-fired central heating and double glazing. The accommodation offers tremendous versatility with three well-proportioned first floor bedrooms and a ground floor snug which could be used as an additional bedroom. There is a cloakroom adjacent to the snug and this could be developed to create an en-suite shower room. The comfortable sitting room has a brick fireplace which is fitted with a gas coal-effect grate. The sitting room opens through to the large dining room, which overlooks the front garden. This room has a deep sash window and a beautiful 19th century fireplace. The kitchen is well-appointed with a good range of fitted cupboards and drawers; a four ring gas hob with a hood above and a double electric oven. There is space for a washing machine and tall fridge/freezer. The bedrooms (two large doubles and a generous sized single) are served by a family shower room. Other notable features of Mill House include the large double garage which could be adapted for use as a studio/home office (subject to consents). The property also has a very useful brick workshop. The driveway, which affords plenty of parking, has accommodated boat trailers in the past. The south facing garden affords good privacy and is laid to lawn with established shrubs. There is ample space to create raised beds and a vegetable garden. Mill House has been a much-loved family home for the past twenty five years. There is great potential to enhance the accommodation and garden and to adapt the outbuildings. Properties of this nature have become increasingly hard to find and we therefore strongly recommend an early internal inspection.

Mill House is adjacent to Knodishall Common which extends over a large area on the western side of the village. The Common is described by the Parish Council as a *valuable community asset for recreation and heathland habitats. Recorded species included Linnet; Nightingale; Turtle Dove; Small Heath Butterfly; Common Lizard and Adder* (Stone, S. 2013).

Knodishall is a well served village which benefits from its own primary school, village shop and public house. There are wonderful walks across the Common and nearby nature reserves at North Warren and Aldringham Fen. The nearby market town of Saxmundham has its own railway station with direct and connecting services via Ipswich to London Liverpool Street station, an excellent range of local shops and a Waitrose and Tesco supermarket. Other attractions in the area include the world famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival and the popular nature reserves at Minsmere and Havergate Island. There are castles to explore at Orford and Framlingham with golf courses at Aldeburgh and Thorpeness and sailing on the River Alde.

VIEWING

By appointment with Jennie Jones
Estate Agents 01728 605511
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LOCAL AUTHORITY

Suffolk Coastal District Council, East
Suffolk House, Station Road, Melton
Woodbridge, Suffolk IP12 1RT
Tel: 01394 383789

SERVICES

Mains gas water drainage and
electricity

TENURE

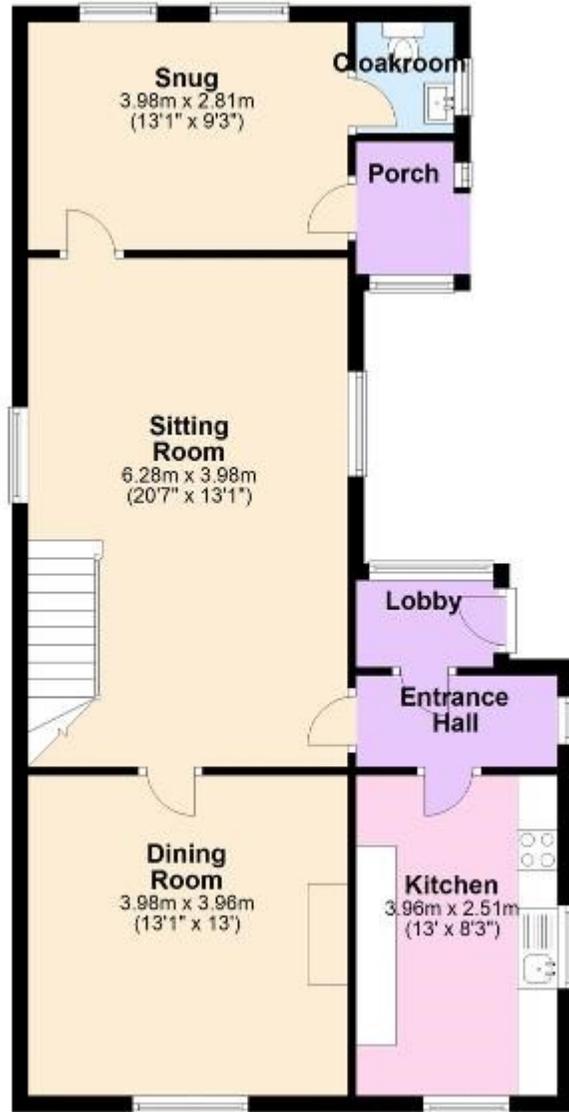
FREEHOLD

EPC

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Ground Floor

Approx. 72.5 sq. metres (780.8 sq. feet)



First Floor

Approx. 56.2 sq. metres (604.4 sq. feet)



Total area: approx. 128.7 sq. metres (1385.3 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
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