

JENNIE JONES

EST. 1993

ESTATE AGENTS



ALBION MILL

Saxmundham | Suffolk

ALBION MILL, RENDHAM ROAD, SAXMUNDHAM. IP17 1BJ

Saxmundham rail station – 0.5 miles
Snape Maltings – 5 miles
Aldeburgh – 8 miles
(All distances approx.)

- Entrance Hall ● Cloakroom ●
- Open plan reception area inc kitchen & dining area ●
- Vaulted sitting room reception area ● Two Bedrooms ●
- Bath & Shower Room ● Gardens Front & Rear ● Off Road Parking ●

The Property

Albion Mill is a landmark building just moments from the centre of Saxmundham. Thoughtfully restored and converted, the building retains its circular mill form and many of its original internal mechanisms, offering an interior that is genuinely unlike anything else in the area.

A striking glazed entrance link connects the main accommodation and provides more than just a hallway - it acts as a tranquil study or reading area, with full-height glass doors that open directly onto the garden and flood the space with natural light. Leading to the two double bedrooms both bright and well-proportioned, with skylights and contemporary styling.

From the hallway, you step into the spacious kitchen/dining room, located in the lower section of the former mill. With exposed brick, curved walls and a large open layout, it's ideal for both everyday living and entertaining. Timber floors, bespoke cabinetry, and large windows bring warmth and character to the space.

A turned staircase rises to the versatile reception room or guest bedroom space on the first floor – a dramatic circular space with vaulted ceiling, exposed mill gearing and a central viewing space to the floor below. The space currently offers a studio space and flexible seating area makes the most of elevated views through the arched window

Exceptional Grade II listed converted mill offering outstanding character, striking architecture and an incredible interior



Outside

The garden is as carefully considered as the interior. To the front there are raised beds and fruit trees, to the rear features cottage style planting, mature beds and interesting specimen plants. It's a wonderful spot for peaceful outdoor time, with secluded seating areas and attractive views of the mill tower.

There is private parking accessed from Rendham Road.

Location

Albion Mill sits in a highly convenient location, just a short walk from Saxmundham's high street, train station and supermarket. The town offers excellent everyday amenities and acts as a gateway to Suffolk's celebrated heritage coastline.

Nearby Snape Maltings hosts internationally acclaimed concerts and galleries, while the coast at Aldeburgh offers stunning beaches, independent shops and celebrated dining. The property also lies within easy reach of the A12 for access to Woodbridge, Ipswich and beyond

Services

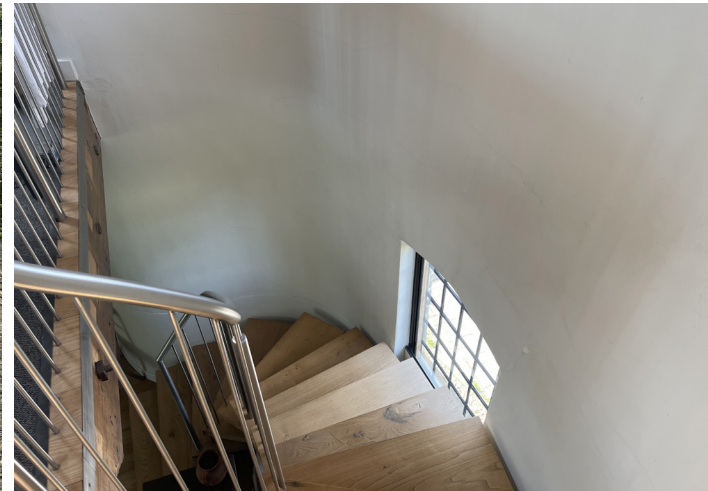
Mains water, drainage & electricity

Gas Central Heating

East Suffolk Council

Council Tax Band: E

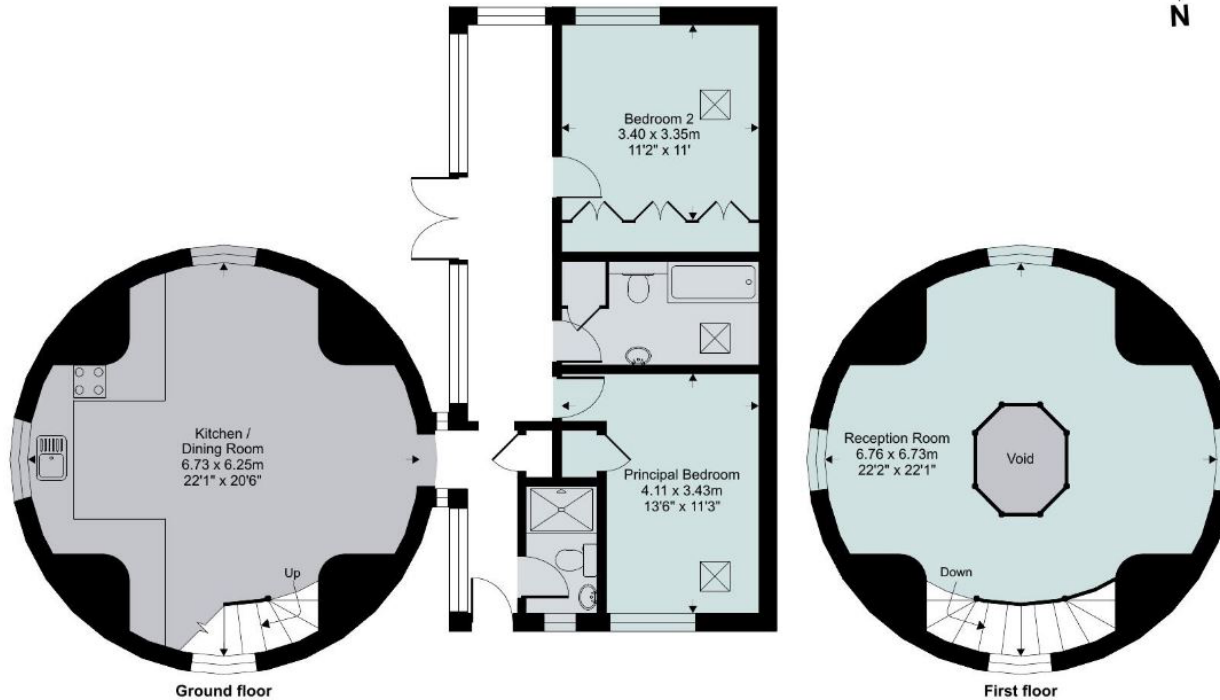
EPC Rating: EXEMPT - Grade II Listed



Rendham Road, Saxmundham, IP17 1BJ

Approximate Area = 1208 sq ft / 112.2 sq m (excludes void)

For identification only - Not to scale



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