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*Staithe Road,*  
Bungay, Suffolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



Nestled on the banks of the River Waveney whilst being just foot steps from the town centre, this imposing Grade II Listed home boasts a truly enviable position. The Millers House enjoys a tranquil, third of an acre plot which opens onto 'Mill Reach' stream offering a stunning river vista from the gardens. The property has been enjoyed and sympathetically updated over the last decade with the current owners paying particular attention to the history of the building. The accommodation offers three reception rooms, superb kitchen/diner, sun room, laundry and w/c. On the first floor two bedrooms and a bathroom feature whilst on the upper floor we find two bedrooms, a shower room and generous landing/bedroom area. Outside off road parking and outbuildings further compliment the grounds.

**Accommodation comprises briefly:**

- Entrance Hall • Sitting Room • Study/Library • Day Room
- Kitchen Dining Room • Sun Room • Laundry Room & Lavatory
- Four Bedrooms • Bathroom & Shower Room • Landing Bedroom
- 1/3 Acre River Fronting Gardens • Off Road Parking
- External Games Room & Timber Workshop

**Property**

Stepping through the front door of this stunning property we are welcomed by the central entrance hall, where Suffolk paments line the floor and two of the original doors opens to our first two reception rooms. Set to the left of the hall we find the study/library where the feeling of space and superb natural light found throughout The Miller House is instantly apparent. Herringbone flooring lines the room whilst a bespoke range of bookshelves fill one wall of this generous room. Stepping across the hall we find the sitting room where the scale of the house continues to grow. This dual aspect room is of superb proportions and enjoys a wood burning stove set to the large fireplace which offers a cosy focal point to the room. An original safe is wall mounted below what was the 'payment' window when cargo would pass by boat through the mill. Timber flooring lines the room and flows into the inner hallway where our stairs rise to the first floor, a door opens to to outside and we find the ground floor lavatory. Stepping to the rear the space flows superbly when entertaining. The day room opens to both the kitchen dining room and sun room allowing the three spaces to work as one whilst also providing the perfect spot for a quiet morning coffee. The sun room allows us to enjoy the garden throughout the year and opens to the patio whilst back in the kitchen a range of handmade units offer wealth of storage and working space above. A butler sink sits below a window looking onto the gardens and a range style cooker takes centre stage. Over head a roof light window pours light onto the dining area whilst two doors open to a pantry cupboard and a large walk in store room. The laundry room completes the ground floor accommodation and enjoys its own door leading to the garden. On the first floor we find two substantial double bedrooms, the smaller boasting fitted wardrobes and the larger forming the master bedroom, enjoys a large walk in wardrobe. Both rooms enjoy a view to the front of the property. Across the hall the bathroom echoes the exceptional finish and attention to detail found throughout. A claw foot bath creates a center piece to the room whilst a double width shower, wash basin and w/c are all complimented by contemporary tiled walls and exposed timber floors. Back on the landing a door opens to the second staircase which rises to a vast landing area currently used a guest bedroom space. From here two further bedrooms are found; at the rear a cosy double, whilst looking to the front we find an exceptional double room. A shower room completes the accommodation on the upper floor.















### Outside

Approaching the property via Staithe Road we find a delightful low walled courtyard garden forming the frontage of The Millers House with a path leading to the front door. To the side of the property we find our off road parking area and a gate opening to the gardens, here we pass the wood store and a side door that returns to the inner hallway of the house. Cottage garden beds line the space as we lead on to the patio. The patio provides a superb extension of the home through the summer months with a door opening from the laundry room and French doors leading off the sun room. From the patio we enter the games room which provides a superb, versatile outbuilding. A gate opens through the low set wall into the main gardens where the plot comes into its own. Laid to lawn this exceptional space is framed with a variety of native shrubs and perennial flowers bursting with colour and scent. A large timber workshop is set to the left hand boundary whilst a path leads us over the lawns and between the flowering beds to a central seating area. From here we step below the Willow trees where a timber terrace provides the perfect spot to paddle your feet and take in the stunning river views. A garden shed is masked at this end of the garden and we find electrical points perfect for entertaining and garden maintenance.

### Location

This stunning, Grade II Listed home is set adjacent to the banks of the River Waveney, a natural beauty spot, regarded by the heritage and conservation teams, whilst being only a short walk into the vibrant Market Town of Bungay. Bungay offers a good range of all the necessary amenities, shops, schools, cafes, restaurants and bars/public houses. The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North (weekday and Saturday bus providing an hourly service to and from) and has a mainline train link to London Liverpool Street. And an expanding international airport The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

All mains connected. Gas fired central heating.

Energy Rating: Exempt - Grade II Listed

## Local Authority:

East Suffolk Council

Tax Band: E

Postcode: NR35 1EU

What3Words:///latches.vows.barstool

## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. The property is Grade II Listed.

**Guide Price: £600,000**



Approximate total area<sup>1</sup>

203.9 m<sup>2</sup>

2173 ft<sup>2</sup>

Reduced bedroom

12 m<sup>2</sup>

129 ft<sup>2</sup>

Approximate total area<sup>1</sup>

Reduced bedroom

8.10 x 15 m<sup>2</sup> ft

1. The area is measured to the 2015 EWS 10 standard. Measurements are approximate and not final. This floor plan is intended for guidance only.

GIFA/F2360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Harleston 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



BUNGAY OFFICE  
3 Earsham Street

Bungay  
Suffolk

NR35 1AE

Tel. 01986 888160

[bungay@muskermcintyre.co.uk](mailto:bungay@muskermcintyre.co.uk)