



DAVID  
BURR

**The Old Mill Farmhouse,  
Tuddenham**





# The Old Mill Farmhouse, High Street, Tuddenham, IP28 6SQ

Tuddenham is an attractive village with a public house, two café's, a farm shop, church, village hall and the highly regarded Tuddenham Mill Restaurant. The historic racing town of Newmarket is about 9 miles away and the market town of Bury St Edmunds also approximately 9 miles, both offering an array of amenities including pubs, shops, restaurants, hotels, sports facilities schools, colleges and racecourses.

This substantial 4,400 sq. ft. detached Grade II listed Georgian residence is situated in a sought-after village location, convenient for local amenities. The property, which requires a degree of modernisation, has retained a wealth of original elegant features, including high ceilings, well-proportioned living accommodation, marble fireplaces, and decorative cornicing. It sits in a wonderful location adjacent to the mill race, all set within mature gardens measuring 0.8 of an acre, with ample parking, a double garage, and a boathouse.

## A substantial 4,400 sq. ft. grade two listed Georgian home set with 0.8 of an acre overlooking the mill race.

### Ground Floor

**ENTRANCE HALL** A spacious and welcoming hallway with stairs rising to the first floor.

**DRAWING ROOM** An impressive double-aspect room featuring an attractive fireplace with a marble surround and cupboard to the side, as well as sash windows with shutters.

**DINING ROOM** Another impressive double-aspect room, also featuring an attractive marble fireplace and French doors opening to the terrace.

**INNER HALL** With two sets of cupboards and built-in bookcases, leading to the:

**STUDY** A spacious room with a storage cupboard and outlook over the rear garden.

**CLOAKROOM** WC and wash basin.

**DAIRY** A quirky room with an arched ceiling, offering the potential for a variety of uses.

**SNUG** A charming room with two cupboards and outlook to the side.

**KITCHEN/BREAKFAST ROOM** The hub of the home, extensively fitted with a range of Shaker units under granite worktops, with a double sink inset. Appliances include an Aga, an additional electric oven and four-ring hob, integrated dishwasher, space for a washing machine and tumble dryer, and an American-style fridge freezer, plus a walk-in pantry cupboard and a door leading to the side.

### First Floor

**LANDING** A spacious landing featuring a splendid turning staircase with a glazed door leading to the roof terrace and a large walk-in laundry cupboard.

**MASTER BEDROOM** A light double-aspect room extensively fitted with built-in wardrobes and drawers.

**EN SUITE** Fitted with a WC, twin wash basins, bidet, and a bath with a shower over.

**BEDROOM 2** A light double-aspect room with fitted wardrobes and a cupboard.

**BEDROOM 3** A double-aspect room with wall-to-wall fitted wardrobes and views over the mill race.

**EN SUITE** Fitted with a WC, wash basin, and a tiled shower cubicle.



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**BEDROOM 4** Outlook to the side over the mill race.

**BEDROOM 5** View to the front aspect.

**BATHROOM** Fitted with a white WC and wash basin, a tiled shower cubicle, a bath with a shower attachment, and a linen cupboard.

**CLOAKROOM** With WC and wash basin.

## Second Floor

**BEDROOM 6** With a built-in cupboard, large storage in the eaves, and view over the adjacent mill pond.

**KITCHENETTE** Fitted with cupboards under worktops, a stainless-steel sink, and space for a fridge and cooker with a four-ring hob.

**BEDROOM 7** With two sets of fitted wardrobes, views over the mill pond, and a large storage cupboard in the eaves.

**BATHROOM** Fitted with a white WC and wash basin, and a bath with a shower attachment over.

## Outside

The property is approached by electric gates opening onto a gravel driveway, providing parking and turning space for several vehicles, in turn leading to the **DOUBLE GARAGE** and shed, all with the spectacular backdrop of the adjacent mill race. The front gardens are predominantly lawned with mature trees and shrubs, with access leading to the side.

The rear gardens are an asset to the property, featuring a delightful paved dining courtyard surrounded by mature climbing roses, creating a private entertaining area. The rear gardens are predominantly lawned and interspersed with a variety of mature trees and shrubs, including silver birch and cherry. The gardens are divided into different areas, with a large kitchen garden incorporating two greenhouses, trees and shrubs, **a plant store, a summer house, and a shed**, which in turn leads to the **boathouse** with a paved terrace enjoying the wonderful backdrop of the mill race and its own private jetty. **In all about 0.8 acres.**

## Material Information

**SERVICES:** Main water. Main drainage. Main electricity connected. Oil-fired heating to radiators. NOTE: None of these services have been tested by the agent.

**TENURE:** Freehold.

**EPC:** N/A

**CONSTRUCTION TYPE:** Traditional brick construction.

**LOCAL AUTHORITY:** West Suffolk District Council

**COUNCIL TAX BAND:** G (£3,730.52)

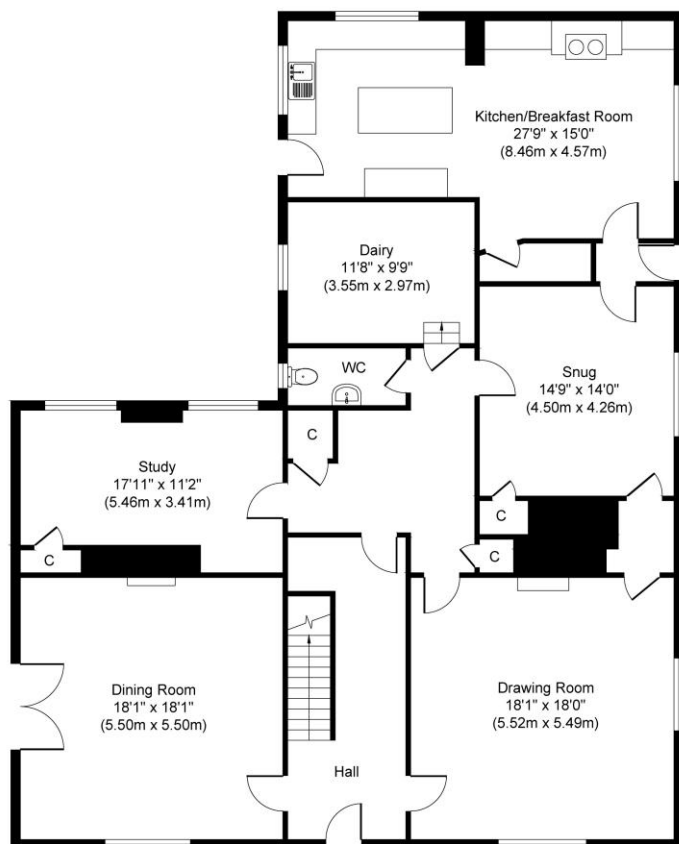
**COMMUNICATION SERVICES** (source Ofcom): Broadband: Yes. Speed: Up to 330 mbps download, up to 50 mbps upload. Phone Signal: Likely with all major providers apart from Three.

**WHAT3WORDS:**exists.growth.ended

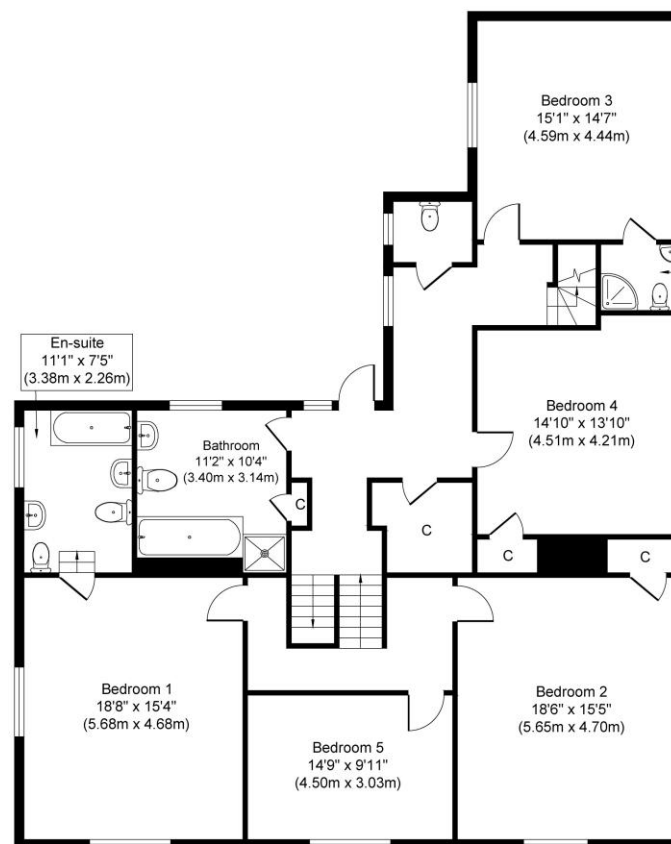
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**AGENT'S NOTE** The property is situated adjacent to Tuddenham Mill Hotel and Restaurant, which retains a pedestrian right of access in case of emergencies at the front corner of the driveway.

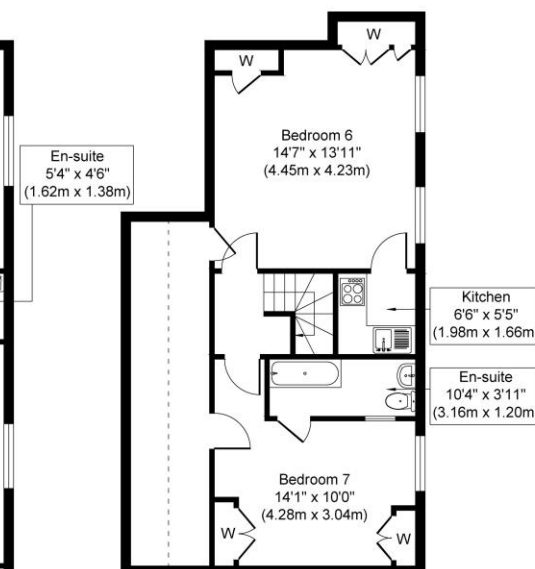
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**Ground Floor**  
Approximate Floor Area  
2041 sq. ft  
(189.61 sq. m)



**First Floor**  
Approximate Floor Area  
1782 sq. ft  
(165.54 sq. m)



**Second Floor**  
Approximate Floor Area  
638 sq. ft  
(59.30 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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