



**Mill View,
Flempton, Suffolk.**

**DAVID
BURR**



MILL VIEW, FLEMPTON, BURY ST. EDMUNDS, SUFFOLK. IP28 6EN

Flempton is a small village lying some five miles to the north west of Bury St Edmunds. The village itself is centred around a village green and historic Church. Flempton has a well-regarded golf club and is conveniently placed for easy access to the A14 and Bury St Edmunds which provides a comprehensive range of schooling, shopping, recreational and cultural facilities.

This exceptionally well-presented detached house occupies a lovely quiet position within this popular Suffolk village. The equestrian facilities include stables, yard, outbuildings and paddocks all abutting the River Lark and there is a further commercial yard, known as Old Mill Stables, with several stables and a versatile outbuilding which may be ripe for a variety of different purposes, or further development, subject to the appropriate permissions. **In all about 16 acres.**

An exceptionally well-presented detached house with equestrian facilities and a commercial yard within about 16 acres.

ENTRANCE HALL: A spacious inviting area with in part a 12'2" ceiling height, light oak flooring, staircase off, large cloaks/storage cupboard and doors to:-

DRAWING ROOM: With a 9'7" high ceiling, light oak floor and double doors opening onto terracing and the garden beyond. Fireplace with attractive brickwork, oak wood surround and granite hearth.

KITCHEN/DINING/LIVING ROOM: An exceptional space ideally placed to the rear of the property with a wall of glass that takes full advantage of the views over the garden, paddocks and meadows beyond. Large double doors open to terracing. The floor is finished with attractive tiling and the kitchen area has been finished with an extensive range of matching modern units that continue on a large island, all finished with extensive granite tops, sink unit, vegetable drainer and mixer tap over. Integrated appliances include fridge/freezer, dishwasher, Neff oven, Neff combination microwave oven, 5-ring induction hob and extractor fan over.

UTILITY ROOM: A useful room with a stable door to the garden, a tiled floor and finished with an extensive range of matching units and worktops incorporating a single drainer sink unit with mixer tap over. Plumbing for washing machine and space for tumble dryer.

CLOAKROOM: Fitted WC and wash hand basin with storage below.

BEDROOM: With views over the garden.

BEDROOM: With a 9'7" high ceiling and views over the garden and paddocks beyond.

BATHROOM: A particularly spacious room with a large bath, separate tiled shower area, WC and wash hand basin with storage below.

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First Floor

BEDROOM/SITTING ROOM: A versatile room with a 9'6" high ceiling, extensive storage cupboards and offering potential to be a reception room, office, bedroom, etc. An 11'4" wall of glass provides views taking in the garden, paddocks and countryside beyond. Large double doors open to:-

BALCONY: 11'4" x 4'5". Ideally placed to take advantage of the far-reaching views.

OLD MILL STABLES – COMMERCIAL YARD

With the benefit of independent access from the principal dwelling, Old Mill Stables has historically been used as an equestrian and leisure business, having taken various forms over the years, it was latterly used as a caravan site before being decommissioned, though it is understood much of the hard-standing remains, as do the on-site electric points.

The commercial site currently comprises three further stables and a block-built structure. The site is separately rated for business registration and utilities and may therefore suit a number of uses, subject to the relevant permissions.

Outside

Electric double gates open to a large sweeping gravel drive complete with central island that provides extensive **PARKING** for several vehicles and providing vehicular access to the stable yard and outbuilding.

The grounds are divided into distinct areas to include a large formal garden complete with terracing and enjoying views over paddocks and fields beyond.

The stable yard consists of **3 LOOSE BOXES** of about 12' x 12' manufactured by Hunters and finished with rubber matting. There is a

HAYBARN of approximately 16' x 16' and a **TACK ROOM** of about 12' x 10'.

The remainder of the grounds, paddocks and fields abut the River Lark.

In all about 16 acres

AGENTS NOTES

It is understood that part of the land being sold may occasionally retain surface water.

SERVICES: Main water, drainage and electricity are connected. Air source heat pump heating, underfloor at ground floor, radiators to first floor.

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

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,706.17 – 2025/26.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 75 Mbps (source Ofcom).

MOBILE COVERAGE: Three – good outdoor. (Source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services.

WHAT3WORDS: ///name.masses.porch.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

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 whatever 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.

West Stow Road, Bury St. Edmunds, IP28

Approximate Area = 1831 sq ft / 170.1 sq m

Outbuilding = 1113 sq ft / 103.4 sq m

Total = 2944 sq ft / 273.5 sq m

For identification only - Not to scale



