



Mill Lane, Thurston

Sheridans



A charming detached cottage style home providing tremendous scope to re-model, situated in arguably one of the best locations on the outskirts of the well served village of Thurston. It also has live planning permission for a first floor extension. All in about one third of an acre.

Estimated to have been built about 100 years ago and significantly extended and much improved in more recent years, Millfields is a delightful and much loved home providing comfortable and particularly versatile accommodation, displaying features including wooden flooring and fireplace with wood burning stove, yet given the exceptional setting and generous plot, still provides great potential to enlarge/re-model.

The accommodation in brief comprises of an entrance hall with stairs off to first floor and door leading through to the kitchen breakfast room, which is fitted with a range of units with built-in appliances and windows to front and side. Double doors open from the hall into the dining room which is an ideal reception room for entertaining with wooden flooring, exposed red brick chimney breast and of particular note, a large box window to side. The sitting room is a comfortable reception with fireplace fitted with wood burning stove and double doors leading through to the conservatory with its wonderful South facing views across the gardens and paddocks beyond. The largest of the two ground floor bedrooms has its own En-suite and also enjoys splendid views to the rear and a family bathroom completes the ground floor accommodation.

On the first floor (see agents note) is a spacious bedroom with windows to three sides, the main central window offering beautiful views over the gardens and the paddocks beyond. There is a fitted wardrobe, cupboards, En-suite shower and walk-in wardrobe area used as a small study/office.

## Outside

Millfields sits just outside the edge of the Nether Hall Country Estate and therefore enjoys access to peaceful country walks through the estate and grounds and woodlands.

Opposite Millfields entrance is an attractive decorative pond. Millfields is approached through a traditional five bar gate opening to a driveway providing ample vehicle parking, turning space and access to a detached garage with loft space and workshop. The South facing gardens are simply a wonderful feature being stocked with an abundance of flowering plants, well-stocked flower beds, mature shrubs and specimen trees, whilst backing onto and affording wonderful views across paddocks. The outbuildings include two large workshops/sheds and a greenhouse. All in about one third of an acre.

## Location

Millfields Cottage enjoys an amazing semi-rural setting along a quiet lane on the outskirts of the village, affording beautiful views across paddocks. Thurston is a popular and well served village with amenities including a well-regarded community sixth form college, new Primary School, shops, post office, pharmacy, butchers, garage, train station and public houses. The village is situated within five miles of the historic market town of Bury St Edmunds and provides excellent access to the A14 Dual Carriageway, linking to Cambridge and London via the M11 Motorway. The nearby market town of Stowmarket has a main line rail link to London Liverpool Street Station.

## Directions

From Bury St Edmunds proceed North-East on the A143 towards Diss. Pass through the village of Great Barton, and turn right signposted Thurston. Follow the road into Thurston and take the first left into Mill Lane. Proceed up the hill and turn right into a small lane, where Millfields is the last property on the right opposite the pond.

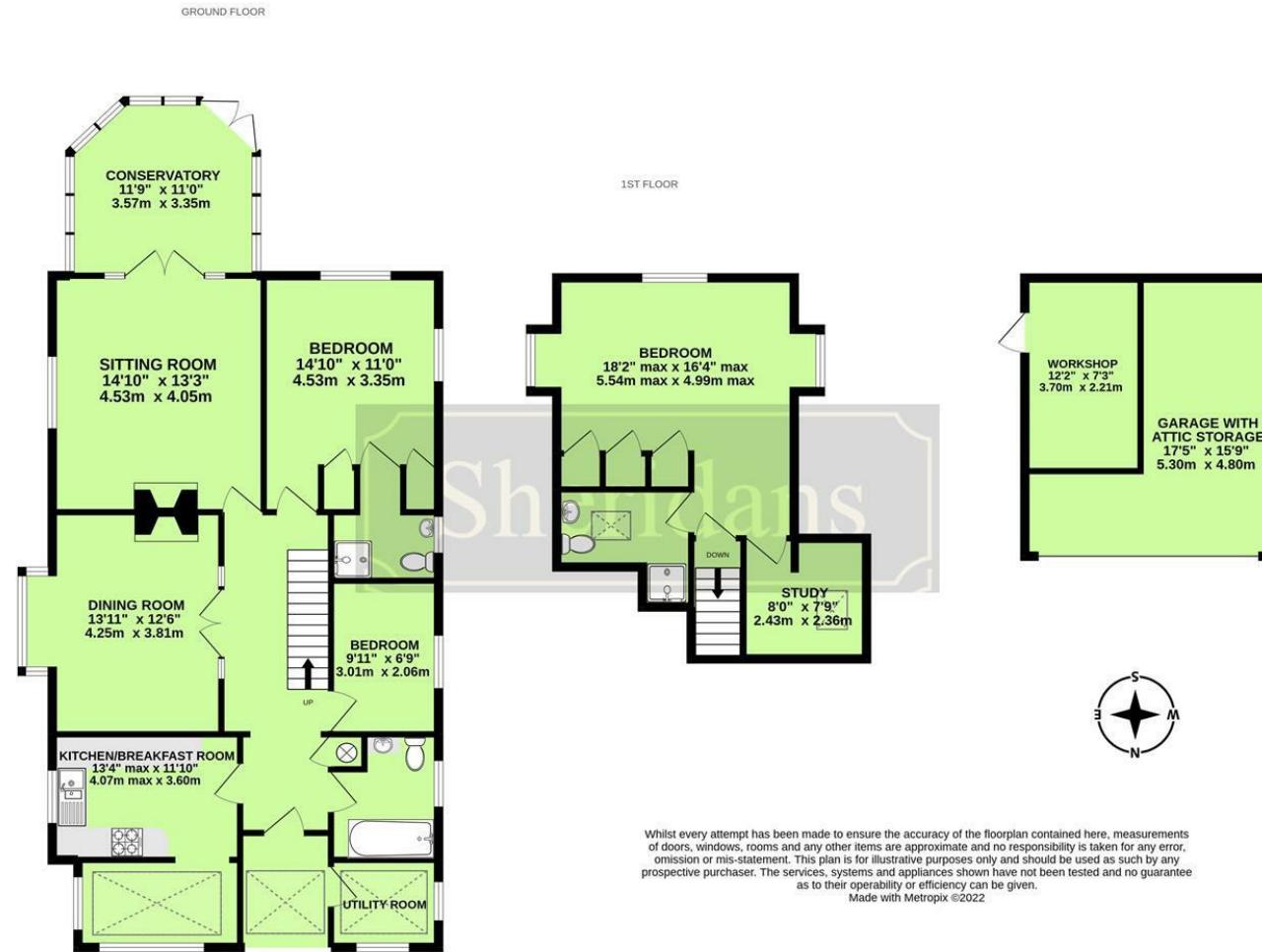
## Services and agents note

- Entrance hall
- Kitchen breakfast room
- Dining room
- Sitting room
- Conservatory, Utility
- Three bedrooms, small study area
- Two En-suite shower rooms, family bathroom
- Driveway, garage, workshop
- Parking for a camper van or boat
- Large gardens backing onto paddocks, wonderful tucked away setting, well served village, all in about 1/3 of an acre

Mains electricity and water and connected. Oil fired radiator central heating. Solar panels 2kwatt (with 43.3 feed in tariff). Council Tax Band E. EPC Rating E.

Agents note: It is understood that planning permission has been granted in the past (now lapsed) still live to extend on the front of the property to create a further two first floor bedrooms and a bathroom.





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

**Bury St. Edmunds Office**  
19 Langton Place,  
Bury St Edmunds, IP33 1NE  
Tel: 01284 700 018

**Knightsbridge London Office**  
45 Pont Street,  
London, SW1X 0BD  
Tel: 020 7629 9966

**Registered office:** Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

**Web:** [www.sheridans.ltd.uk](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

Registered in England No. 04461290  
VAT Number: 794 915 378



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