Offers in the region of £380,000 Freehold

The Mill House Mill Lane, Sutton Bridge, Lincolnshire, PE12 9UE

Step inside this beautiful character home, on a 0.6-acre plot (STMS) and ideally located in a sought-after countryside town. Within walking distance of local amenities, the property offers the perfect balance of convenience and a truly rural feel. Built in 1924, the home is full of character and individuality, with a blend of original features and thoughtfully added enhancements.

The accommodation begins with a bright and welcoming front porch conservatory, leading into the main hallway, which also provides access to a useful cellar-style storage cupboard beneath the stairs. The living room features attractive bay-style windows and a striking double-sided “tunnel” log burner, shared with the kitchen to create a warm and inviting focal point.

The kitchen benefits from a walk-in pantry with wooden shelving, offering a truly unique and practical space. A separate dining room provides flexibility, with the option for use as an additional downstairs bedroom, conveniently served by a modern ground-floor shower room. A bright breakfast room leads from the kitchen and opens onto the garden via sliding patio doors, while a separate utility room completes the ground-floor accommodation.

Upstairs, the landing leads to two generous bedrooms, along with a third bedroom that would also make an ideal walk-in wardrobe or home office. The property is further enhanced by a spacious and contemporary four-piece family bathroom, featuring a double walk-in shower and a freestanding bath.

Outside, the home enjoys an idyllic countryside garden laid mainly to lawn, with a mix of mature and young trees, colourful flower beds, and regular visits from local muntjac deer. A fenced section of the garden provides a secure area for children and pets. The property also benefits from off-road gated parking on a gravel driveway, offering space for multiple vehicles, caravans, or motorhomes, in addition to a single detached garage.

LONG SUTTON

Front Porch / Conservatory
12'3" x 8'3" (3.74 x 2.53)
uPVC double-glazed conservatory with double doors to front. Wall lights. Power points. Tiled floor.

Hallway
9'10" x 6'0" (3.00 x 1.83)
Wooden door with a stained-glass window. Door to celler-style cupboard. Thermostat. Radiator. Hardwood flooring.

Cellar-style Cupboard
6'7" x 6'0" (2.03 x 1.83)
Situated under the stairs. Steps down. Wooden single-glazed window to conservatory. Shelving. Lighting. Power points. Fuse box.

Living Room
13'6" x 13'1" (4.13 x 3.99)
Textured ceiling. uPVC double-glazed bay window to front with uPVC double-glazed with stainglass feature to side. Feature double-sided 'tunnel' log-burner sat on tiled hearth. TV aerial cable. Power points. Radiator.

Dining Room
14'10" x 11'10" (4.53 x 3.61)
Textured ceiling. uPVC double-glazed double aspect windows to front and side. Power points. Radiator.

Kitchen
13'6" x 10'0" (4.12 x 3.07)
Textured ceiling. Inset ceiling lights. uPVC double-glazed window with stainglass feature to side. Matching wall and base units. Stainless steel one-and-a-half bowl sink with drainer, mixer tap and separate filter tap. Integrated double oven. 'Logick' electric hob with extractor over. Lino flooring with hardwood floor underneath.

Walk-In Pantry
6'6" x 6'2" (1.99 x 1.89)
Textured ceiling. Inset ceiling lights. Wooden frame single-glazed window to utility room. wooden shelving and lighting. Inset ceiling lights. Tiled floor.

Breakfast Room
10'7" x 7'2" (3.25 x 2.20)
Sloped ceiling. Inset ceiling lights. Loft access. uPVC double-glazed sliding door to patio. Feature wood-panelled wall. Herringbone tiled floor.

Downstairs Shower Room
6'9" x 4'9" (2.08 x 1.47)
Sloped ceiling. Inset ceiling lights. uPVC double-glazed privacy glass widnow to side. Combination vanity unit with cistern, hand basin and storage. Corner shower cubicle with 'Mira' electric shower. Wood effect tiling to walls. Radiator. Tiled floor.

Utility Room
7'6" x 7'3" (2.31 x 2.21)
Sloped ceiling. uPVC double-glazed window to side. Base units. Space for tall fridge. Space and plumbing for washing machine and tumble dryer. Wall-hung 'Valliant' gas boiler. Hot water cylinder. Herringbone tiled floor.

Landing
8'11" x 5'11" (2.74 x 1.82)
Textured ceiling. Loft access. uPVC double-glazed with stained glass feature to front. Power points.

Bedroom 1
13'6" x 13'0" (4.13 x 3.98)
Textured ceiling. uPVC double-glazed windows with stained glass feature and double aspect to the front and side. Power points. Radiator.

Bedroom 2
14'10" x 12'0" (4.54 x 3.66)
Coved and textured ceiling. uPVC double-glazed twin windows to front. Power points. Radiator.

Bedroom 3 / Walk-in Wardrobe
6'5" x 6'0" (1.98 x 1.83)
Textured and coved ceiling. uPVC double-glazed window to rear. Power points. Radiator.

Bathroom
13'6" x 10'0" (4.14 x 3.06)
Inset ceiling lights. uPVC double-glazed window with stained glass feature to side. Walk-in shower with both recessed ceiling and hand-held double shower heads. Wall-hung vanity basin with drawer storage. Low-level WC. Free-standing bath with waterfall tap and shower head attachment. Wall-hung matching storage cupboard. Feature wooden towel ladder.

Garage
19'2" x 13'2" (5.85 x 4.03)
Single detached garage. Electric roller door. Single-glazed twin windows to side. Wooden pedestrian door to rear. Power and lighting.

Outside
The property is set within a stunning wrap-around countryside garden, offering an idyllic and peaceful setting. Mostly laid to lawn, the garden is enhanced by a mix of mature and young trees, shrubs and bushes, along with raised flower beds, creating a true gardener's paradise.

A fenced area provides a secure, enclosed space ideal for pets or children. A patio area offers a perfect spot for outdoor seating and entertaining.

To the rear, the garden remains enclosed but is set apart as a more tranquil space, continuing up a gentle slope to a small natural pond, creating a peaceful retreat away from pets.

A gravel driveway to the front of the property provides gated off-road parking for multiple vehicles, with ample space for a motorhome or caravan.

Material Infomation
All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Local Area
Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The busy Market Town of Long Sutton is situated approximately 3 miles away having further amenities, local restaurants and schools etc. There is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is an interesting river port and ancient Market town. Both are about 13 miles away and have onward coach and rail links to London and the North. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

Services
Mains electric, water and drainage are all understood to be installed at this property.
Central heating type - Gas central heating

Council Tax
Council Tax Band C. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Energy Performance Certificate
EPC Rating E. If you would like to view the full EPC, please enquire at our Long Sutton office.

Mobile Phone Signal
EE - Good outdoor
02 - Variable outdoor
Three - Variable outdoor
Vodafone - Variable outdoor
Visit the Ofcom website for further information.

Broadband Coverage
Standard, Superfast and Ultrafast broadband is available.
Visit the Ofcom website for further information.

Flood Risk
This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.