



Hunston Road

Badwell Ash

Guide Price £550,000

LACY SCOTT
& KNIGHT

est. 1869

Mill Haven

Hunston Road | Badwell Ash | Bury St. Edmunds | IP31 3DJ

Bury St. Edmunds 11 miles, Stowmarket 9 miles

A peacefully located single storey property set back down a drive with gardens and grounds approaching just under 2.3 acres (s.t.s).

Hall | Sitting Room | Kitchen/Breakfast Room | 3/4 Bedrooms | Bathroom | Ample Off-Street Parking | Gardens and Grounds approaching just under 2.3 acres (s.t.s)

Mill Haven

Mill Haven is a pleasantly situated circa 1950s bungalow presenting brick elevations under a tiled roofline with accommodation extending to 1111 sq.ft. The current accommodation comprises hall, sitting room, kitchen/breakfast room, 3/4 bedrooms and a bathroom. The property provides an enormous opportunity to enlarge and redevelop subject to any necessary consents.

Outside

Mill Haven is approached over an initial shared driveway with Mill Bungalow continuing to a private parking area for several cars. The gardens and grounds at Mill Haven are a tremendous feature and extend to approximately just under 2.3 acres.

Location

Mill Haven is situated in the heart of the village of Badwell Ash located between the market towns of Bury St. Edmunds and Stowmarket which has a main line link to London. Badwell Ash



has a village store, a public house and a fish and chip takeaway. The nearby village of Walsham-le-Willows has a butcher's shop, builders merchant and two village pubs. There is also a primary school. There is a railway station at Elmswell (approximately 4 miles away). The historic market town of Bury St. Edmunds is home to a cathedral as well as the impressive abbey ruins and adjoining gardens. The Theatre Royal is a wonderful example of a Regency playhouse. The town also offers a range of recreational and shopping facilities including the Arc Shopping centre and The Apex which is an award-winning venue hosting music, comedy and other events throughout the year.

Property Information

Services: Mains electricity and water. Private drainage via a sewage treatment plant. Oil fired central heating.

Local Authority: Mid Suffolk District Council. Council Tax Band D.

Tenure: Freehold.

Broadband: Superfast predicted download speed 76 Mbps and predicted upload speed 20 Mbps.

Mobile Signal: Some.

(All information taken from the Ofcom website).

Directions

Proceed out of Bury St. Edmunds along the A143 Diss road. At the Ixworth roundabout turn right towards Stowlangtoft. On approaching the village turn left towards Hunston and Badwell Ash. Continue into Badwell Ash where the entrance to Mill Haven will be found on your left-hand side where the driveway will go round to the left-hand side (this is the part of the drive that belongs to Mill Bungalow and which Mill Haven has a right of way over).





Plans, Areas and Schedules

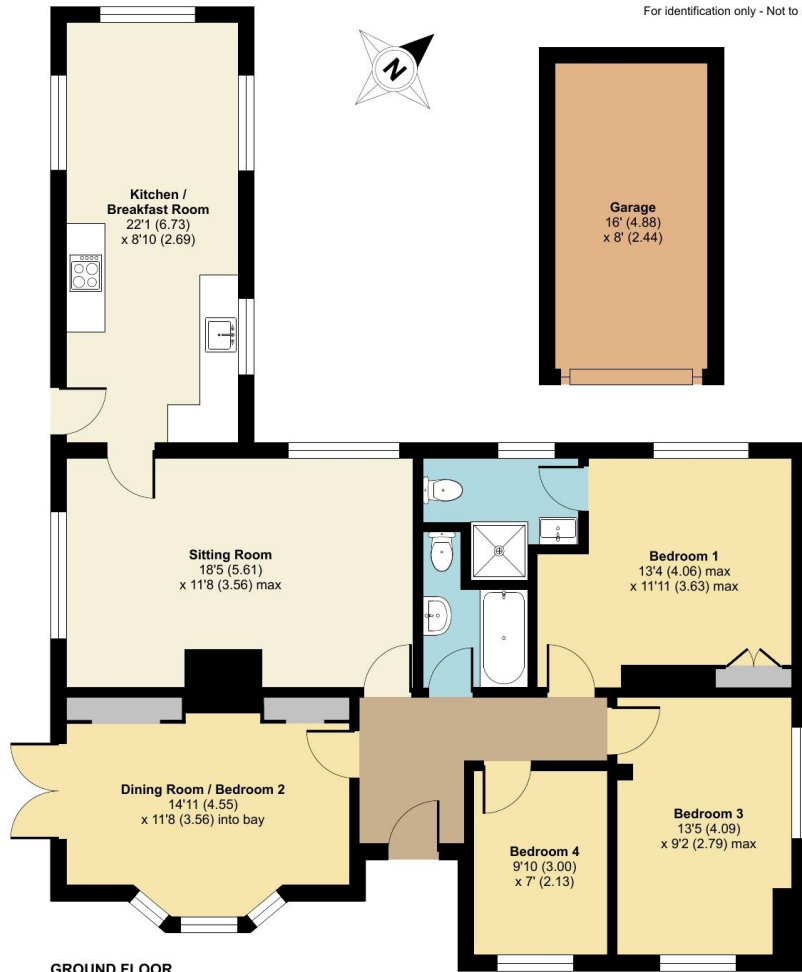
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
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- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Hunston Road, Badwell Ash, Bury St. Edmunds, IP31

Approximate Area = 1111 sq ft / 103.2 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1239 sq ft / 115 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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