



**THE MILL COTTAGE**  
Foxearth, Suffolk

Carter Jonas



## THE MILL COTTAGE, MILL ROAD, FOXEARTH, SUFFOLK, CO10 7JF

- Sudbury 1.6 miles
- Long Melford 2.5 miles
- Bury St Edmunds 17 miles

Entrance hall • Drawing room • Kitchen/breakfast room  
Utility room • Snug • Principal bedroom with ensuite  
bathroom • 3 further double bedrooms (Bedroom 4  
currently used as home office) • Annexe with Kitchen/  
living room, Bedroom and Shower room • Double  
garage • Outbuildings • Dining terrace • Gravel driveway  
Garden

### DESCRIPTION

Mill Cottage is a delightful period, detached property of timber frame construction, boasting period features throughout, whilst fortuitously not listed. Set in a stunning rural location with beautiful far reaching views, on the outskirts of the popular village of Foxearth. The property has recently undergone sympathetic refurbishments throughout and provides impeccable accommodation, which comprises, entrance hall, with access through to a drawing room with parquet flooring, log burning stove with a wealth of natural light and central arched window. Adjacent is a hand built kitchen by Lavenham Joinery, offering fitted Miele appliances, ample storage and worktop space, with Electric Everhot range cooker, all whilst adopting views over the gardens, with a utility room beyond. There is a further snug and downstairs cloakroom. Via two separate staircases, upstairs offers a principal bedroom with ensuite bathroom, three further double bedrooms, one of which is currently used as a home office, with a family shower room to serve.

### OUTSIDE

Outside forms a further important feature, as the property is situated off a quiet rural lane, offering ample parking, double garaging, with further useful stores, as well as front gardens interspersed with mature trees and shrub borders.

**AN IDYLIC 4 BEDROOM COTTAGE, WITH BEAUTIFULLY PRESENTED ACCOMMODATION, SET WITHIN 0.5 OF AN ACRE, BOASTING STUNNING RURAL VIEWS AND A ONE BEDROOM DETACHED HOLIDAY LET.**





To the rear, are idyllic south-west facing gardens with beautiful far reaching views and an alfresco dining terrace to enjoy the afternoon/evening sun, all set in about half an acre.

It is important to note, there is an incredible 1 bedroom annexe set at the end of the drive, which is currently run as a successful holiday let, providing a healthy income, or alternatively an additional annexe or home office.

#### LOCATION

Situated along a private lane on the edge of Foxearth which is an attractive village situated about 2 miles to the south/west of Long Melford and surrounded by open countryside. Long Melford offers a good range of day to day amenities whilst Sudbury offers further extensive facilities including a commuter rail link to London's Liverpool Street, connecting at Marks Tey onto the mainline.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water and electricity.

Private drainage,

Oil fired central heating,

Electric under Floor heating to kitchen and bathrooms. Electric car charging point.

**Local Authority:** Braintree District Council

**Council Tax:** Band G

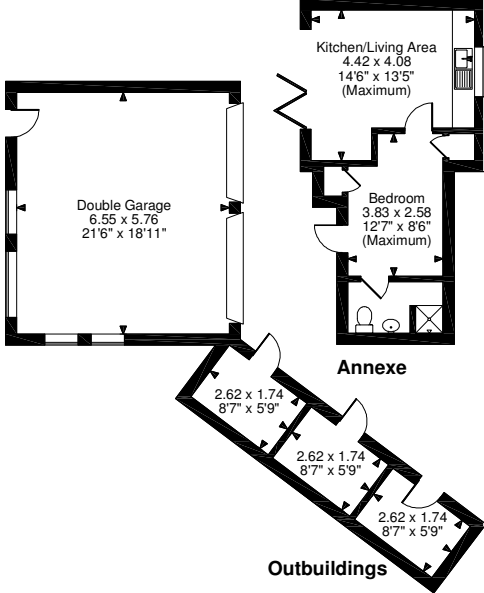
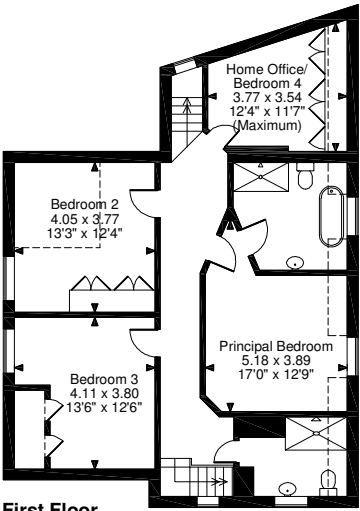
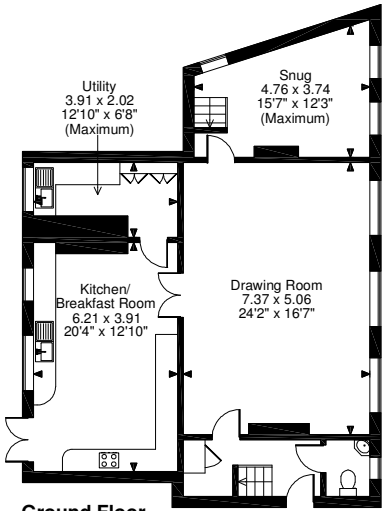
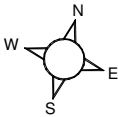
**What3Words:** ///access.firewall.puddles

**Viewing:** By appointment with Carter Jonas  
T: 01787 882881





**The Mill Cottage, Foxearth, Suffolk**  
**Approximate Gross Internal Area**  
**Main House = 1,866 sq ft / 173 sq m**  
**Garage = 406 sq ft / 38 sq m**  
**Outbuilding = 153 sq ft / 14 sq m**  
**Annexe = 331 sq ft / 31 sq m**  
**Total = 2,756 sq ft / 256 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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