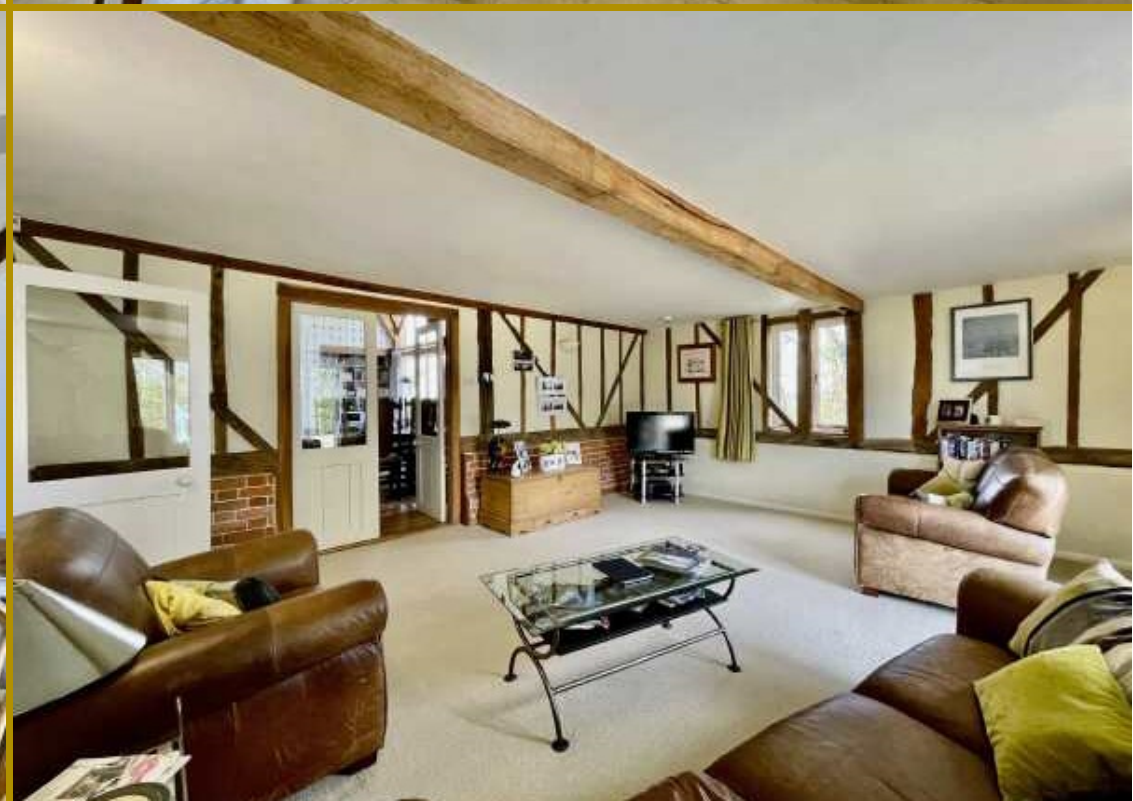




**Mill Barn, Millway Lane, Diss**

**Harrison Edge**  
Estate Agents







This remarkable Suffolk barn sits on a Quiet Lane with fantastic views particularly to the North. On the Open Market for the first time in living memory, new owners will enjoy versatile multi-room living space across two floors and with up to 5 bedrooms. Tremendous ancillary space includes a brick & flint garage building with Home Office.

- Up to 5 Bedrooms
- Multiple reception rooms
- Aga Kitchen
- South facing Verandah & gardens
- Brick & flint Garage
- Home Office

### Location

Mill Barn sits outside the main village settlement area of Palgrave towards Worham yet within a network of quiet narrow country lanes. Keen walkers can head across the fields to Diss, Worham and along to Palgrave itself as can cyclists take advantage of the tremendous setting. Diss tends to be the destination of choice for day to day shopping given the market town's many and varied shops and facilities. However, a range of alternatives comprise Worham for an excellent Post Office Stores, Primary School and Tennis Club etc along with Botesdale & Rickingham and of course, Eye. Palgrave village itself has long been a popular location for a wide cross section of people having as it does an interesting range of individual period property set around a delightful village green. The village primary school is a splendid resource for the village, being within Hartismere High School catchment, along with the Community Centre and Playing Field. With easy access to the A143 and A140 the area is an ideal base for those wishing to commute throughout the region, and the mainline station at Diss provides a commuter service to London Liverpool Street in around 90 minutes. The Lowes footpath links the village to Diss and is a handy off-road cycle route to the station as well as the town. The access to Lowes lane is just across from the end of Millway Lane, making it convenient for Mill Barn.

### Description

Mill Barn is for sale on the open market for the first time since conversion. The current owners acquired the property some years ago and set about converting the buildings on site. This was no 'Self-Build' dream but a serious professional project carried out by one of the most renowned local house builders. This quality approach, as with their commercial projects is reflected within the detail of this super property.

Not all converted barns provide liveable homely space and Mill Barn manages to combine that feeling with the light and airiness of a classic Threshing Barn building. The classic threshing door openings face North and South flooding the interior with natural light and to the front fabulous views across farmland to Worham Ling and Roydon across the Waveney Valley. The combination of rooms allows flexibility of use and can provide up to five bedrooms if required. Two principal en suite rooms enjoy first floor positions along with three additional ground floor rooms and a further bathroom. The main timbered barn serves as a stunning main reception room with full height detail and wonderful oak floorboards. Adjoining to one side lies a welcoming Sitting Room which in turn leads through to the everyday Breakfast Room and Aga Kitchen. The sunny southerly elevation is capitalised upon by a series of glass fronted spaces one ideal as a Garden Room. Together they tie in the ground floor rooms together. French windows lead out onto the sheltered verandah and likewise onto the gardens. The flow is excellent and allows 360 degree movement around the key spaces whilst at the same time allowing bedroom and bathroom spaces to be conveniently at hand but discreetly aside.

Finishing details are many and varied but to name but a few Viewers will be greeted by oak and travertine floors, bespoke joinery and ironmongery, stylish bath and shower room fittings, oak door thresholds and window sills along with pampments. A statement Italian log burning stove adorns the main reception room set off by a feature papered wall as a backdrop. The staircase within this space, equally notable, replicates an early companion-way - a straight flight with steps formed of triangular oak blocks.

The ground floor features underfloor heating with traditional cast style radiators found upstairs. Windows are double glazed within timber frames and power sources include a ground-source heat pump installation, photovoltaic panels, solar panels and conventional oil fired boiler. Hard wired telephone cabling is in situ along with Sky cabling via satellite.

With an attractive gated access from the lane to a good size initial parking area, gardens and grounds, the property extends to approximately 0.35 Acre (0.14 Hectares), subject to accurate site measurement.

### Reception Hall 3.33m x 2.67m (10'11 x 8'9)

Approached from the the gardens and initial Storm Porch where glazed double doors open to a welcoming space within this southerly elevation. A coir mat well leads onto travertine flooring and further glazed double doors lead through to the main reception room.

**Garden Room 4.60m x 2.64m (15'1 x 8'8)**

Travertine flooring continues through this space and up to the Kitchen beyond and further glazed openings flood the space with natural light. Timbering and red brick plinth combines to provide great character and Harness pegs remain reminding one of the barns working past. Bespoke low cupboard housing underfloor heating manifold.

**Threshing Barn Reception Room 8.92m x 5.51m (29'3 x 18'1)**

This dramatic full height space is classic barn territory with a contemporary twist given the statement Italian Piazzetta wood burning stove at one end complete with recesses either side including shelving to the right hand side and built-in cupboard. Extensive exposed timbering and roof structure combines with red brick plinth, oak flooring and a straight flight of stairs to one of two first floor bedroom suites. The full height space is wonderfully highlighted by two dramatic globe light fittings.

**Sitting Room 5.31m x 4.80m (17'5 x 15'9)**

A cosy lower ceilinged space with windows to two aspects including the front and view across the lane. Once again exposed timbers combine with red brick and plastered plinth and french windows lead out to the side elevation. Four uplighters and television points etc.

**Breakfast Room Area 4.83m x 2.74m (15'10 x 9')**

A great 'all day' space well lit from side window and kitchen glazed openings beyond. Combining with the kitchen, only separated by the Aga and kitchen units, this sociable space works extremely well. Further travertine flooring combines with a number of exposed timbers.

**Kitchen Area 4.62m x 3.40m (15'2 x 11'2)**

Granite topped traditional style cupboards and cabinets incorporate assorted storage options along with Belfast sink with mixer tap, Neff double oven, four ring LPG gas hob with concealed extractor hood plus a wick burning oil fired two oven Aga in classic white. Upright fridge freezer space and plumbing for dishwasher. Glazed wall cabinets match and a panelled door opens to a walk-in shelved Larder complete with cold shelf. Above the sink a three-pane

window provides an attractive outlook across the gardens to the south. French windows lead out to the Verandah and a further doorway leads back to the Garden Room creating a 360 degree flow.

**Inner Hall**

Twin, currently sealed/unused french windows provide yet further natural light. A second straight flight of stairs rises to the master bedroom suite and panelled doors lead off.

**Laundry Room 2.29m x 1.47m plus 2.24m x 2.18m (7'6 x 4'10 plus 7'4 x 7'2)**

Every house should have one of these....plenty of wall space for coats and boots along with stainless steel sink unit with mixer tap. Plumbing for washing machine plus wall cupboard. The further space serves as a Drying Room and accommodates the hot water storage tank along with a radiator and further wall cupboards.

**Bedroom 4.06m x 3.25m (13'4 x 10'8)**

Featuring exposed timbers and red brick plinth along with a window to the front elevation providing a view. Two uplighters. Built-in oak fronted wardrobe cupboard.

**Bedroom 5.51m x 3.96m plus 2.11m x 1.02m (18'1 x 13' plus 6'11 x 3'4)**

Complete with built-in wardrobes and further timbering plus exposed red brick and plastered plinth. Window to the front elevation providing a view along with a further window to the side. Four uplighters.

**Bedroom/Study 4.72m x 2.01m (15'6 x 6'7)**

An adaptable room and currently serving as an additional bedroom and featuring an eye-catching right angled window providing a view to the gardens. Telephone point.

**Bathroom**

Nicely laid out with suite comprising walk-in shower enclosure fitted with monsoon shower head and hand-held attachment. A pine Victorian washstand has contemporary basin and pillar tap alongside a traditional style high level WC, all set off by tongue & groove panelling to waist height. Classic cast radiator. Built-in cupboard complete with reclaimed pine cupboard doors plus built-in linen cupboard. Travertine tiled floor. Down lighters plus vanity

lighting. Velux window. Extractor fan.

**Master Bedroom Suite 5.49m x 4.45m plus 2.49m x 2.13m (18' x 14'7 plus 8'2 x 7')**

A splendid space benefitting from the shape of the roof line and showing exposed timbers throughout. Windows at the front provide views north across farmland and the Waveney Valley. Built-in wardrobe cupboard. Twin Velux windows to the south. Access to loft space. Two traditional cast radiators. Additional built-in wardrobing en route to the En Suite Bathroom....

**En Suite Bathroom**

Very well appointed with suite comprising panelled oversize enamelled bath to one side, discreet from the main area comprising walk-in shower enclosure, low level wc and Victorian pine wash stand with contemporary basin and pillar tap. Extractor fan. Traditional cast radiator. Uplighters and vanity lighting. Exposed timbers and Velux window. Heated towel rail radiator.

**Gallery Landing**

Approached via the staircase within the main reception room, this gallery provides a commanding view across the main barn from a position of height, making a striking impact. A door leads off to...

**Guest Bedroom Suite 4.95m x 3.66m plus 2.01m x 1.91m (16'3 x 12' plus 6'7 x 6'3)**

Equally an alternative master bedroom being of excellent proportion and well appointed. Exposed timbers and vaulted ceiling combine with the gable window and Velux to the south and with the dimensions forms an l' shape room, 3 uplighters. Double radiator. Bedside light switch. Deep built-in wardrobe. A door leads through to...

**En Suite Bathroom**

Fitted with suite comprising vanity wash basin set on a stylish glass surface along with a pillar tap. Low level wc plus steel bath with shower over, Travertine tiled floor. Tiled splashbacks. Vertical heated towel rail radiator. Shaver point.

### Gardens & Grounds

Mill Barn sits alongside Millway Lane with a cracking timber gate swinging back to allow access to the gravelled driveway, parking and turning space. Planting is established throughout the garden and around the barn creating a pleasing first impression especially as one sees the period brick and flint walls. The boundary finish between this barn and the newly created and next home of the owners is especially notable given the use of woven steel work with a wonderful rusted finish. Indian sandstone paths lead to the entrances and verandah and lead between lawned areas and planting. To the south of the plot and with a couple of steps up from the initial level, a wider area of lawn can be found which runs up to neighbouring paddocks beyond. A number of raised beds have been created to one side.

The verandah complements both the garden and interior extremely well and has a glass roof covered section tying in with the Kitchen french windows and those from the Garden Room. Across from the Verandah sits a red brick and flint smaller barn serving as GARAGING if required along with one end serving as an HOME OFFICE. The main Garage space measures internally 23'11 x 13' approximately with the Home Office 13' x 8'10. Power and light is connected in addition to installation of equipment related to the Finn Geotherm Ground Source Heat Pump, Photovoltaic panels and Water Softener. A GAH Thermecon oil fired boiler complements the heating domestic hot water and heating arrangements. Alongside the Garage/Home Office building the roofline extends across a LOG STORE and DOG RUN.

### Services

The vendor has confirmed that the property benefits from mains water, electricity and private drainage to a Klargester treatment plant, Finn Geotherm Ground Source Heat Pump. Photovoltaic panels. Solar panels. Water Softener.

### Agents Note

Millway Barn is bordered by the two adjacent properties Millers Rest (owned by our Vendor Clients and to where they intend moving) and Millway Farm the original farmhouse. Beyond these two adjoining and adjacent properties the farmland has recently become the subject of a Planning Application for the creation of a solar photovoltaic farm further details of which can be seen at <https://planning.baberghmidsuffolk.gov.uk/online-applications/searchResultsBack.do?action=back>

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### Wayleaves & Easements

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

### Postal Address

Mill Barn, Millway Lane, Palgrave, Diss, IP22 1SN

### Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone:+44 (0) 300 123 4000

### Council Tax

The property has been placed in Tax Band F.

### Tenure & Possession

The property is for sale freehold with vacant possession upon completion.

### Fixtures & Fittings

All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

### Viewing

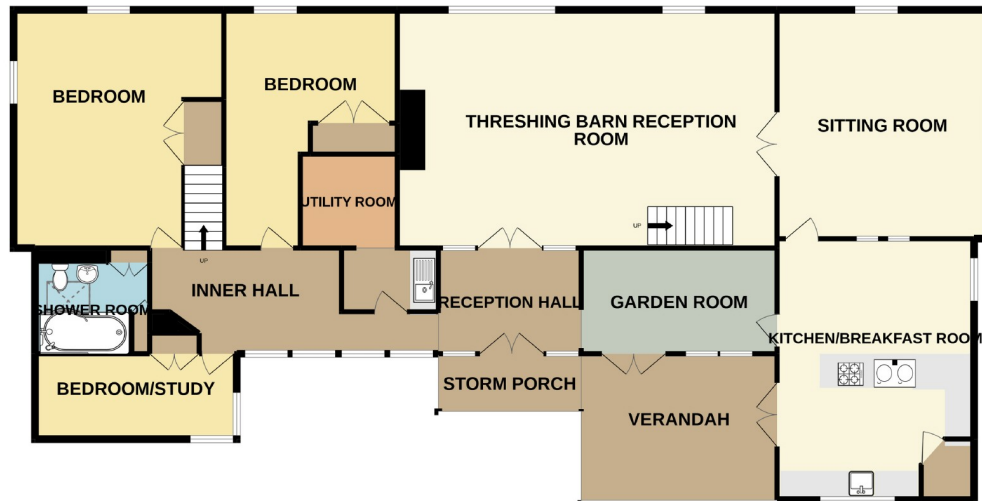
Strictly by prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

### Directions

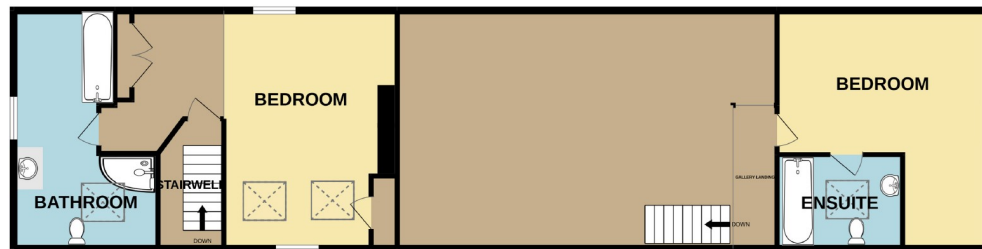
Mill Barn sits amidst quiet, narrow country lanes but can be easily found from the A143 at Wortham. Turn off the A143 into Marsh Lane and twiddle through to a T Junction. Turn right. Continue until reaching Mill Barn on the right hand side. A For Sale board is erected in order to assist in identification.



GROUND FLOOR  
2451 sq.ft. (227.7 sq.m.) approx.



1ST FLOOR  
1376 sq.ft. (127.9 sq.m.) approx.



TOTAL FLOOR AREA: 3827 sq.ft. (355.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

## Energy performance certificate (EPC)

Millway Farm Barn  
Millway Lane  
Palgrave  
DISS  
IP22 1SN

Energy rating  
**C**

Valid until: 10 December 2023  
Certificate number: 9313-2879-7929-9597-6235

Property type

Detached house

Total floor area

326 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

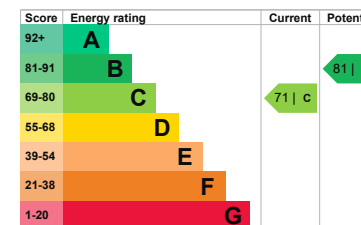
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60







#### Boundary Survey - 18 March 2022

This survey has been merged with Ordnance Survey Master Map Data. Boundaries and physical objects have only been fixed within the red line boundaries shown on this drawing. See Licence details No. AL10005917. All Ordnance Survey mapping is subject to their own accuracy and tolerances.

All surveyed detail relates to Ordnance Survey GPS datum. Control was established using Ordnance Survey's Active GPS Network OSGB32(06), translated from ETR89 using OSGB02 and OSTN02 models.

#### Land Registry Title Plan Information

This drawing has been digitally overlaid with Land Registry's title plan SK241375 date not known. The red line boundary indicated on this overlay is subject to a General Boundaries condition unless otherwise stated under s.6(1), LRA 2002. Unlike the tolerances applied to Ordnance Survey mapping (tolerance Practice Guide 42 - Supplement 1 - The basis of Land Registry plans), there is no standard tolerance, measurement or ratio that can be attributed to the relationship between the position of the General Boundary mapped on a Land Registry title plan and the position of the legal boundary.

#### Colour Legend

- Plot sale boundary (Area totals 0.32 acres)
- Boundary ownership marker

D	Rev	Date	CSJ	First Issue	Description
1		18.03.22	CSJ	First Issue	Conveyance Plan

**plandesceil**  
consulting engineers

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[plandesceil.co.uk](mailto:plandesceil.co.uk)

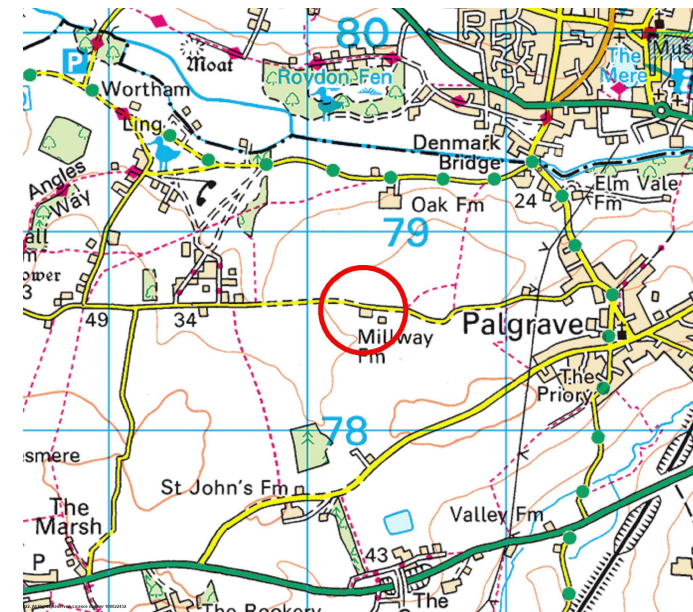
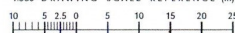
Client

Project  
**Mill Barn  
Millway Lane, Palgrave  
Diss Suffolk.**

Drawing Title  
**Conveyance Plan**

Scale	U/M	Date	Drawn By
1:500 (A3)		March 2022	CSJ
Drawing No.	21182/100		Rev

1:500-DRAWING SCALE REFERENCE (m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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