



Millers Cottage, Mill Lane, Sudbury, DE6 5GX



Enjoying an idyllic position within a exclusive private development with mill water views is Millers Cottage, an individual detached barn conversion offering generous proportioned interiors including three reception rooms, three double bedrooms and secluded, private outside space. Showcasing a wealth of character throughout, this beautifully presented country home offers versatile accommodation ideal for those needing ancillary accommodation or a ground floor bedroom, in addition to a dedicated work-from-home space. The interiors comprise reception hall, dining room, stunning lounge with vaulted ceilings, breakfast kitchen, utility, boot room and shower room, with a further reception room offering ideal potential for use as a sitting room or fourth bedroom/annexe. The first floor landing leads off into three

oversized double bedrooms with use of a family bathroom. Outside, thoughtfully designed gardens are set to the rear and side having various seating areas, lawns and borders ripe for cultivation. The generous gated driveway provides parking for numerous vehicles, access into the single garage and a staircase rising to a useful space over the garage ideal as a home office, gym or studio. Millers Cottage enjoys a private setting within the grounds of a former water mill, and beautiful mill water views can be appreciated from the barn's first floor.

Millers Cottage is set part way between the popular villages of Draycott in the Clay and Sudbury, in the exclusive development of Draycott Mill which is formed by individual conversions, character homes and picturesque

mill waters. Nearby Draycott offers excellent amenities including a post office, pubs and a village hall, with Sudbury being home to a primary school, boutique shopping village and the National Trust owned Sudbury Hall Estate. Additional amenities can be found in Uttoxeter where there are shops, supermarkets, restaurants, a train station and Uttoxeter Racecourse, and the property lies within easy reach of the A50, A38 and M6 Toll. East Midlands and Manchester airports are also within an easy drive, and the property is ideally placed for commuting to the JCB headquarters and JCB Academy. The property lies within catchment for the Sudbury Primary School and a choice of independent schools can also be found close by including Foremarke, Denstone and Repton.

- Individual Detached Barn Conversion
- Rural Location with Millwater Views
- Secluded Setting in Exclusive Development
- Spacious & Versatile Interiors
- Annexe/Work from Home Potential
- Galleried Reception Hall
- Impressive Lounge & Dining Room
- Sitting Room/Bedroom Four
- Breakfast Kitchen & Utility
- Boot Room & Shower Room
- Three Double Bedrooms & Bathroom
- Gated Entrance to Ample Parking
- Single Garage with Studio/Office Above
- Secluded Walled Garden
- Oil Central Heating with Refitted Tank
- Hardwood Double Glazing
- Private Location in Character Development
- Well Placed for Commuter Routes, Local Amenities & Rail Travel



A glazed entrance door leads into:

Reception Hall 5.06 x 2.94m (approx. 16'7 x 9'7)

A spacious welcome to this individual home, having staircase rising to the first floor with a gallery above, tiled flooring and doors opening into:

Dining Room 5.16 x 3.38m (approx. 16'11 x 11'1)

A beautifully presented reception room having window to the front, double doors out to the rear gardens and a dual sided wood burning stove set to exposed brickwork fireplace. A character door opens into:

Impressive Lounge 5.18 x 4.98m (approx. 17'0 x 16'3)

A stunning living room having tall vaulted ceilings with exposed beams, a wealth of exposed brickwork, dual aspect windows and double doors out to the gardens. The other side of the wood burning stove faces into the room and a brickwork chimney extends the full height of the ceiling

Breakfast Kitchen 3.95 x 3.41m (approx. 12'11 x 11'2)

The kitchen comprises a range of wall and base units housing inset double sink and integral appliances including fridge, dishwasher, double oven and ceramic hob with extractor above. There are windows to two sides and the kitchen has tiled flooring and space for a dining table to one side

Utility 3.01 x 1.58m (approx. 9'10 x 5'2)

Having fitted base units housing spaces for washing machine tumble dryer and fridge freezer, the utility room has tiled flooring and a door out to the side aspect. The oil fired boiler is housed in here

Boot Room 2.23 x 1.91m (approx. 7'3 x 6'3)

This useful space has ample fitted hanging space for coats and show storage, and a door opens into:

Shower Room 2.2 x 1.77m (approx. 7'2 x 5'9)

Comprising pedestal wash basin, WC and shower, with tiled splash backs and an obscured window to the side

Sitting Room/Potential Bedroom Four 5.36 x 3.93m (approx. 17'7 x 12'10)

Another spacious reception room offering ideal potential as a fourth double bedroom, having window to the side, double doors out to the gardens and an electric fireplace





Stairs rise to the first floor **Galleried Landing**, where there are skylights providing plenty of natural light and a balcony overlooks the **Reception Hall** below. There are a range of fitted wardrobes and doors open into:

Master Bedroom 4.23 x 3.8m (approx. 13'10" x 12'5")

A spacious double room having four double fitted wardrobes, a window overlooking the gardens and a further picture window to the side enjoying pleasant views over the mill waters

Bedroom Two 4.4 x 3.95m (approx. 14'5" x 12'11")

Another double room having feature window to the side and a skylight to the front

Bedroom Three 4.3 x 3.53m (approx. 14'0" x 11'6")

A third double bedroom having a skylight and a window to the rear with mill water views

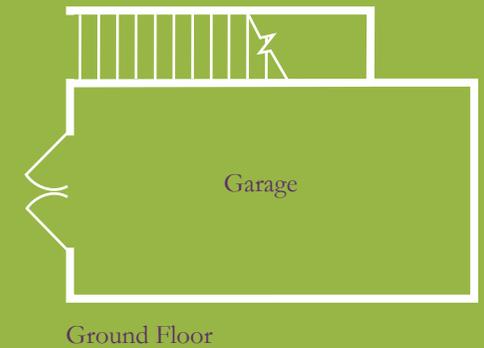
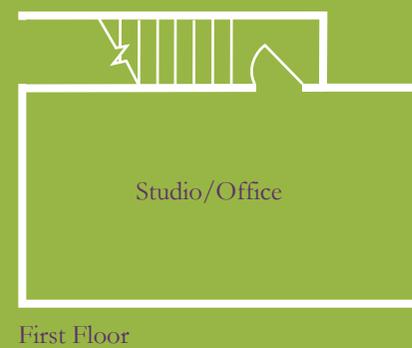
Bathroom 2.67 x 2.36m (approx. 8'9" x 7'8")

Comprising wash basin set to vanity unit, WC, bidet and coner bathtub, with tiled splash backs, wooden flooring and a skylight





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



First Floor



Outside

Millers Cottage occupies a secluded garden plot in the exclusive development off the private Mill Lane. Double gates open into the driveway where there is parking for a number of vehicles as well as access into the garage and room above, with gated access also opening into the rear garden. The recently replaced oil tank is housed to one side and beautifully maintained gardens extend to the front

Single Garage 5.5 x 2.9m (approx. 18'0 x 9'6)

With power, lighting and manual double entrance doors to the front

Office/Studio 3.54 x 2.9m (approx. 11'7 x 9'5) – plus caves

A timber staircase with balcony rises to this versatile room, offering ideal space for use as a home office, gym or studio

Walled Gardens

Generous gardens extend to the side and rear aspect, enjoying much privacy to all sides. A paved and walled terrace offers a peaceful space for outdoor entertaining, with a raised ornamental pond to one side. A feature brick pillared pergola leads onto another area of garden which laid to lawns, a circular terrace and additional borders ideal for planting, setting to further lawns or for cultivation into a vegetable plot. Gated access leads out to the driveway



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.