



Mill Road, Occold



This character period house sits just outside the village with fields fore and aft and discreetly behind a good hedged frontage. Extending to just under half an acre, the 4 bedroom 3 reception room timbered interior has Victorian red brick frontage and comes with a useful outbuilding, work required but much potential.

- 4 Bedrooms
- 3 Reception Rooms
- Large Kitchen with Pantry
- Laundry/Cloakroom
- Outbuilding
- Approximately 0.44 Acres/0.18 Hectares

Location

Prospect Place sits just outside the main village area of Occold with open fields directly opposite, behind and to the side. Set nicely back from the road behind a high mixed hedge the property is easily missed when driving by along the village through road which is 30mph. From just along from the gateway Public Footpaths extend across the farmland. The main village is a matter of a few hundred yards away where one can find the well regarded Primary School, excellent Village Hall, pub, Parish Church, Chapel and Bus Stops. Local residents gravitate towards all points of the compass including Eye, Debenham, Framlingham etc with straightforward routes through to more principle roads and the wider area.

Description

Prospect Place sits in grounds of approximately 0.441 Acres (0.179 Hectares) being principally laid to grass. This good looking red brick house presents classic country Victorian style with well balanced sash type windows beneath a pantile roof, encasing in part the original timber frame of an earlier period. The front porch, enlarging the entrance area and enabling a staircase to rise to the first floor services two ground floor reception rooms each linking with the sizeable kitchen and laundry room at the rear. A later but still early, side extension created a large dining room along with a corresponding bedroom above.

With stairs at the front and a rear staircase also, the first floor is well connected and includes four bedrooms and bathroom including a 'Jack & Jill' element. The owners have made great strides in getting the property 'market ready' in recent months showing the house off nicely. There is scope for new owners to move the house on further by putting their own 'stamp' on the interior and dealing with external repairs. Currently heating is by way of an oil fired Stanley Range Cooker and new owners are quite likely to replace with a heating source of their choice. Outside, to the rear of the house sits a further area of great scope being a single storey outbuilding which whilst re-roofed offers scope for conversion to workshop/studio type space or, subject to Planning Permission, linking to the main house. The plot lends itself likewise for construction of a garage building which given the space on offer, could easily include, subject to Planning Permission, a double or triple type building. All in all, this is a cracking opportunity or new owners to enjoy a detached red brick house with no close neighbours and open fields bordering.

Entrance Hall: A panelled outer entrance door with glazed pane opens to an initial space with stairs to first floor and doorways off to each side. Side windows. Double radiator.

Sitting Room: *14'10" x 13'6" (4.52m x 4.11m)*

A good size principal reception room, timbered and with classic inglenook fireplace with slate hearth upon which sits a multi fuel burning stove. The timbered ceiling measures to approximately 1.99m high and a sash type window provides an outlook to the front. Double radiator. Doors lead off to both a further reception room and kitchen.

Dining Room: *20'8" x 12'2" (6.3m x 3.7m)*

A lovely sized room with double glazed sash type windows to both front and side elevations. Single & double radiators. A painted chimney piece features to one end surrounding a presently sealed fireplace along a recess to either side formed by the chimneybreast. Approximately 2.28m high.

Study: *13'6" x 9'11" (4.11m x 3.02m)*

With double glazed sash type window to the front elevation. Exposed timbers. Doors connect with both the front entrance hall and kitchen lobby at the rear. Exposed red brick chimneybreast with fireplace along with built-in shelving.

Kitchen/Breakfast Room: 16'4" (4.98) x 14'4" (4.37) plus 8'2" (2.5) x 2'11" (0.9)

A light spacious kitchen with 6 pane stretch of windows across the rear plus stable type outer door and further glazing around the sink area which includes a single drainer sink unit with mixer tap. Fitted worktop and breakfast bar plus sink areas incorporate undercounter cupboard and drawers storage. An oil fired Stanley Range Cooker serves cooking needs and supplies domestic hot water and radiators throughout. Understairs shelved cupboard and non shelved cupboard. A latch door leads to the rear stairwell and stairs rising to the rear of the first floor.

Pantry: 7'4" x 3'9" (2.24m x 1.14m)

Fitted with shelves and outside window.

Inner Lobby: Leading off the Kitchen and connecting with the Study at the front of the house along with...

Laundry Room/Cloakroom: 8'1" x 6'4" (2.46m x 1.93m)

With fitted worktop along with plumbing for washing machine. Low level WC and wash basin. Double glazed window to the rear.

First Floor Landing: The front stairs rise and split left and right giving access to two front bedrooms either side of the principal chimneybreast.

Bedroom 1: 14'10" x 13'7" (4.52m x 4.14m)

Corresponding to the reception room beneath, this timbered room has exposed timbers and double glazed sash type window to the front. Good ceiling height of

approximately 2.07m high. Recessed ceiling spots. A matching panelled door leads to the rear landing.

Bedroom 2: 18'8" x 11'11" (5.7m x 3.63m)

Corresponding with the dining room beneath, this sizeable second bedroom has double glazed sash type windows front and side with views. Recesses to either side of the chimneybreast.

Rear Landing: Connecting Bedrooms 1 & 2 along with the Bathroom which in turn connects with Bedrooms 3 & 4.

Bedroom 3: 13'6" x 9'8" (4.11m x 2.95m)

With double glazed sash type window to the front elevation with views across the fields beyond the road. Exposed timbers. Built-in wardrobe cupboard. Doors connect with both the front stairs and...

Bedroom 4: 10'11" x 6'7" (3.33m x 2m)

With double glazed cottage casement window to the rear. Single radiator. A door leads through to the Jack & Jill Bathroom.

Bathroom: A Jack & Jill arrangement currently fitted with a Pampas coloured suite comprising panelled bath, low level WC and pedestal wash basin. Single radiator. Both a cottage window and double glazed Velux skylight flood the space with natural light.

Gardens & Grounds: The plot extends to approximately 0.0441 Acres/0.179 Hectares (Source: Promap) with well established hedged and tree lined boundaries including

ditches along the field side. The gated front access has a car 'pull-in' from the road prior to the gravelled parking area to the front of the house. A dilapidated steel frame/onduline roofed garage type building sits to the right hand side with the space lending itself to siting a double garage/cart lodge building, subject to Planning Permission. The gardens are principally grassed with shrubs and hedging here and there. To the rear of the house sits a flagstone type terrace leading up to the lawn and the OUTBUILDING. The outbuilding behind the house comprises two parts under a re-roofed covering of French pantiles. The two parts comprise 17'11 x 8'9 and 8'7 x 7'11 and together could prove particularly useful and an asset to the property with some investment. Elsewhere, an aluminium GREENHOUSE will remain. A Titan oil storage tank holds 1800Lt/400 Gallons and supplies the Stanley Range Cooker.

Services: The vendor has confirmed that the property benefits from mains water, electricity & drainage.

Agents Note: The current owners between 2020 and 2022 pursued and completed via NFU Mutual an insurance claim for subsidence as a result of leaking drains. NFU Mutual continue as insurers the current Premium being £2105.09 with Subsidence, Heave or Landslip Excess of £1000. Copies of Compliance Building Control Final Certificate and Sedgwick Certificate of Structural Adequacy can be inspected at the Agents Office.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=IP237PN&uprn=200001059753>

Flood Risk: For Flood Risk information paste the following Link into your Browser: <https://check-long-term-flood-risk.service.gov.uk/risk#>

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.

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address: Prospect Place, Mill Road, Occold, Eye, IP23 7PN

Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax: The property has been placed in Tax Band E.

Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

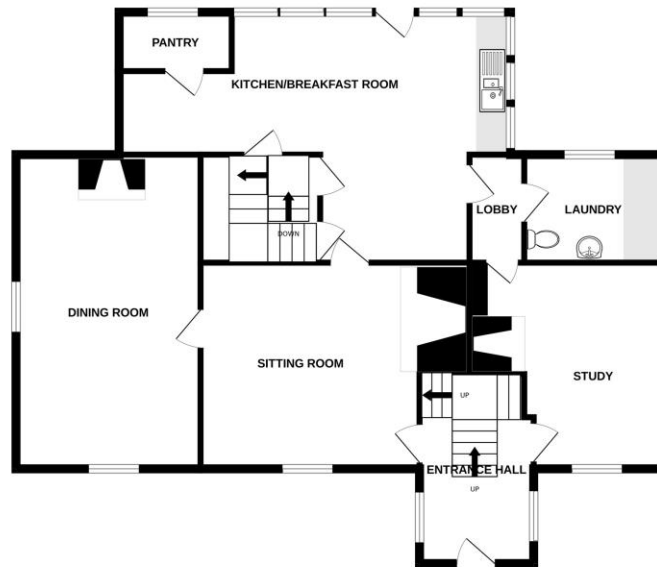
Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

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

Directions: From the Eye area, follow the B1077 south east towards Debenham following signs into Occold via a left turn. Proceed through the village and the 20 MPH zone, passed the Primary School and just as the fields start, Prospect Place will be seen on the left. A Sale Board will help identification.



GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



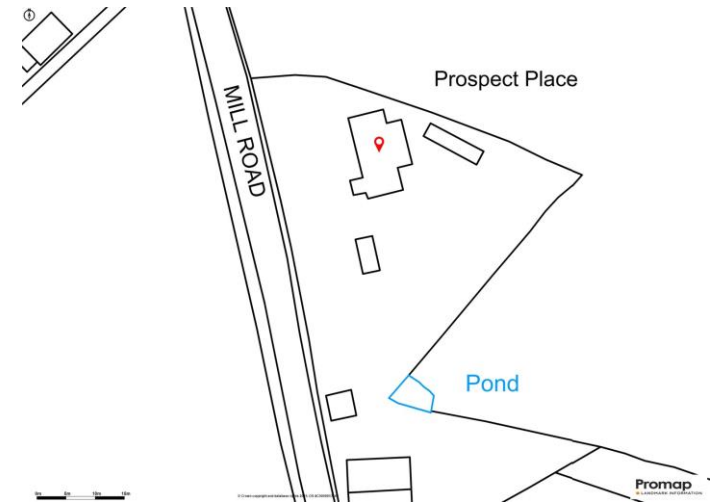
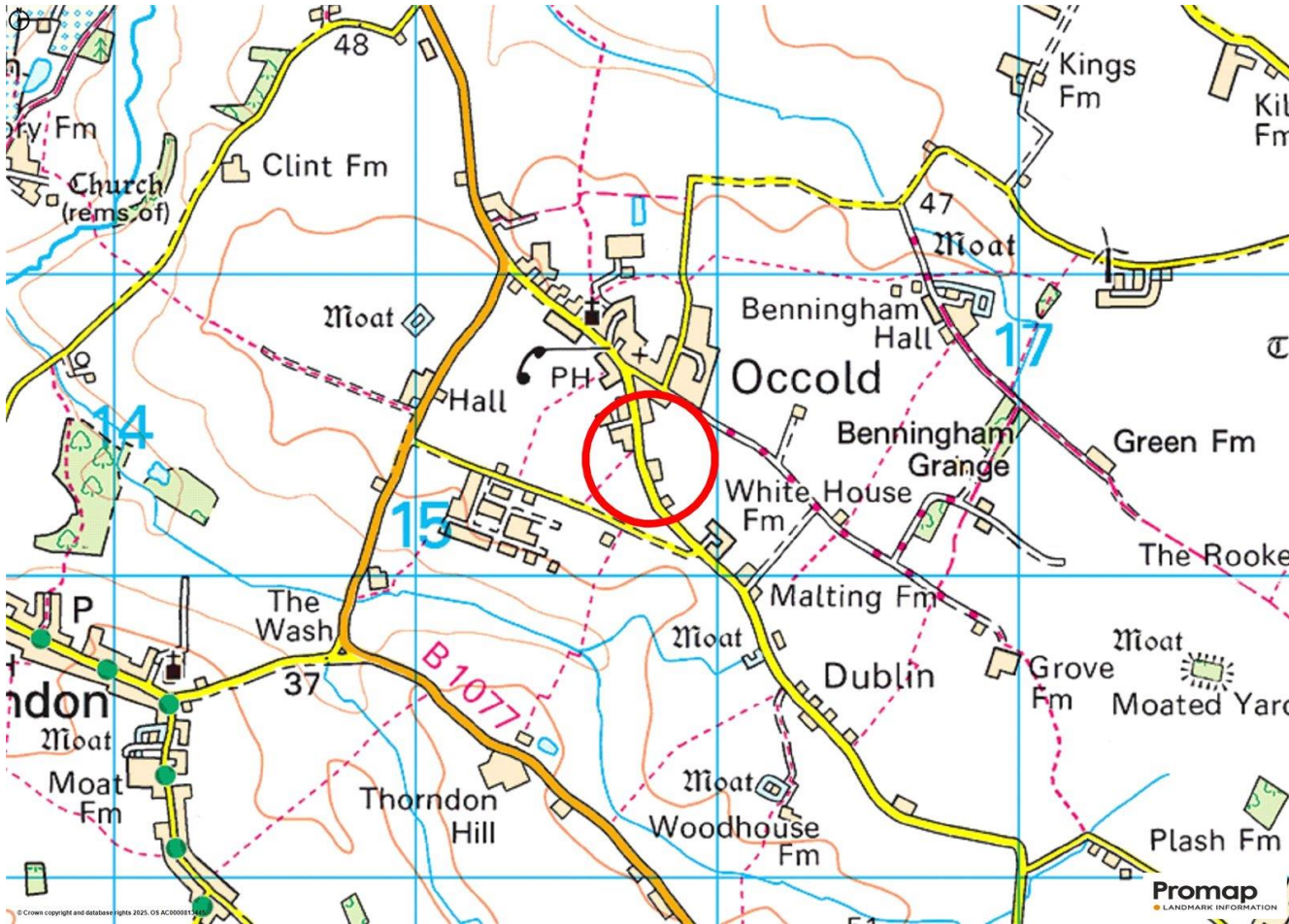
1ST FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 1943 sq.ft. (180.5 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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