



Kates Lane

Wetherden

Asking Price £725,000

LACY SCOTT
& KNIGHT

est. 1869

The Millstone

Kates Lane | Wetherden | Stowmarket | IP14 3LE

Stowmarket 4 miles, Bury St Edmunds 10 miles, A14(J49) 2.5 miles

Stunning Victorian 5 bedroom family home, which has been thoughtfully extended, as well as superbly renovated, which is set within an elevated position within this highly regarded village.

Entrance Hall | 2 Cloakrooms | 2 Reception Rooms | Conservatory | Stunning Kitchen/Breakfast Room | 5 Bedrooms | Ensuite Shower Rooms To 2 Bedrooms | Walk-in Wardrobe To Principal Bedroom | Garage & Workshop | Ample Off Street Parking | Double-glazed Sash Windows | Stripped & Parquet Floors | Wealth Of Original Character | Picture Postcard Village | Tucked Away Location

The Millstone

Beyond the main front door there is a bright and airy entrance hall with roof light and parquet flooring, the hall opens to an inner hall area, off of which the principal living rooms can be found. Also, within the entrance hall area there is a cloakroom comprising low flush wc, with vanity wash handbasin and tiled flooring, plus a separate bathroom comprising attractive roll top freestanding bath with centrally set mixer taps and shower attachment, plus pedestal wash handbasin and heated towel rail. Reception room 2, also known as the reading room, benefits from stripped flooring, open fireplace, as well as dual aspect windows providing a wealth of natural light. The main reception room features an inset woodburner and picture rail and again a wealth of natural light provided by a window to rear and glazed double doors which open into the conservatory, which comprises slate tiled flooring, with glazed double doors opening out onto the garden. The kitchen/breakfast room/dining room is at the heart of this home, all of which benefits from tiled flooring, with the dining area also having a tiled fireplace. The kitchen/breakfast room area features a range of handmade kitchen units, with a mixture of oak and quartz work surfaces,



plus inset double bowl butler sink unit, integral dishwasher and space for range cooker. There is also a double door pantry cupboard, and an impressive island with oak work surface and a range of cupboards below. Leading off from here there is a doorway into a boot room which benefits from storage cupboards, as well as housing the Grant oil fired boiler, with doorways leading out to the side and also to the main utility room, which benefits from plumbing for washing machine, as well as solid wood work surfaces. From here there is a further doorway to the airing cupboard which houses the Megaflo hot water tank and also the dryer.

At first floor level there is a large landing area with centrally set staircase. Leading off from here the can be found five bedrooms, the principal of which benefits from a wealth of natural light,

provided by four windows, leading off from the main bedroom area there is a deep walk-in wardrobe, as well as a separate ensuite shower room, with full length shower cubicle, countertop sink unit, low flush wc, plus heated rail, with tiling to both floor and walls. The remaining four bedrooms all benefit from exposed stripped floorboards. Whilst Bedroom 2 also features dual aspect windows, as well as benefitting from an ensuite shower, comprising shower cubicle, pedestal wash handbasin and low flush wc. Also, at first floor level there is a cloakroom, comprising low flush wc, pedestal wash handbasin, with tiled walls and floor.

Outside

The property sits within its own very generous as well as elevated and secluded plot, with ample parking, which in turn

leads to a garage with double doors plus light and power, as well as an attached workshop, which also benefits from light and power. To the rear of the garage there is a woodstore, with the main lawn garden area offering a high degree of privacy, which is partially enclosed by fence surround. To the rear of the property there can also be found a further large paved area which makes for a perfect sun trap, where there can also be found steps leading down to a separate gated entrance to the property.

Overall, taking into account the wealth of character, natural light which this property benefits from, the great deal of thought which has gone into the extension, to be in keeping with the original property, as well as the many other features, such as stripped floors in the majority of bedrooms, modern

double-glazed sash window units to most rooms and the very private position in which the property is set, we feel sure the property will attract a wide range of potential purchasers.

Location

Wetherden is a popular village, with church. It is within a short drive of Elmswell and Haughley, both with a good number of amenities, whilst the A14/Stowmarket are only a short drive away with Stowmarket offering a wider range of facilities and schooling.

Services

Mains water, electricity, drainage, oil fired central heating.

Broadband Speed Predicted 56Mbps (source Ofcom).

Mobile Coverage Between 59% and 78% (source Ofcom).

Local Authority Mid Suffolk - Council Tax Band D.

Directions

To locate the property from the A14 Junction 49 follow signposts to Haughley New Street, then into Wetherden. On reaching the crossroads in the centre of Wetherden, take the turning right. Continue along here where you will pass by the church on the right hand side. Shortly afterwards you will take the turning left where you are almost doubling back on yourself onto Kates Lane. Continue to the brow of the hill where you will take the turning off to the right onto Windmill Rise. The property will be found immediately on the right, with the driveway just beyond.

what3words scorching.yacht.centrally





Disclaimer: We are mandated by HMRC to carry out Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for the service. If you have had an offer accepted Coadjute will contact you on our behalf. The cost of these checks is £33 (including VAT) per person and is non-refundable. The fee will need to be paid prior to issuing a memorandum of sale. Lacy Scott & Knight do not receive any commission for this service.

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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Kates Lane, Stowmarket, IP14

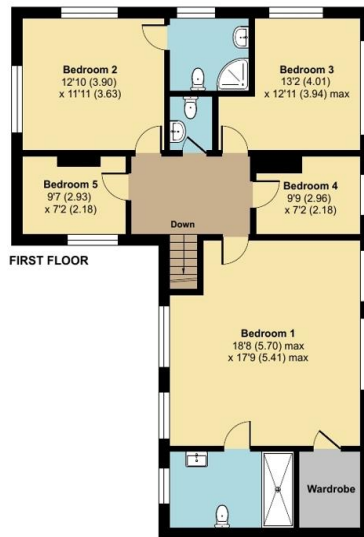
Approximate Area = 2495 sq ft / 231.7 sq m

Garage = 157 sq ft / 14.5 sq m

Outbuildings = 61 sq ft / 5.6 sq m

Total = 2713 sq ft / 251.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Lacy Scott & Knight. REF: 1451174



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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