



The Old Mill, Mill Lane
Sutterton, Boston, Lincolnshire, PE20 2EN

£385,000

3 Bedroom Detached House

- Freehold
- Detached Character Property
- Large Plot, (0.33 Acres Sts) Double Garage and Gated Entrance
- No Onward Chain
- Beautifully Presented Throughout With Character Features
- Edge Of Village Location
- Open Field Views
- Former Mill With Great Potential For Conversion (s.t.p.p)
- Three Bedrooms
- EPC Rating - D, Council Tax Band- D

[Click here to access the Energy Performance Certificate for The Old Mill, Mill Lane, Sutterton, Boston, Lincolnshire, PE20 2EN](#)



Overview

Situated on the edge of the ever-popular village of Sutterton, this unique detached former granary dates back to the 1800s and occupies a stunning plot of approximately 0.33 acres (sts), enjoying open field views and a high degree of privacy. The property has retained many of its original and character features, adding to its charm and individuality. Accessed via electric gated entrance, the property offers ample off-road parking, a detached double garage and a modern timber-built outbuilding, all set within beautifully maintained grounds.



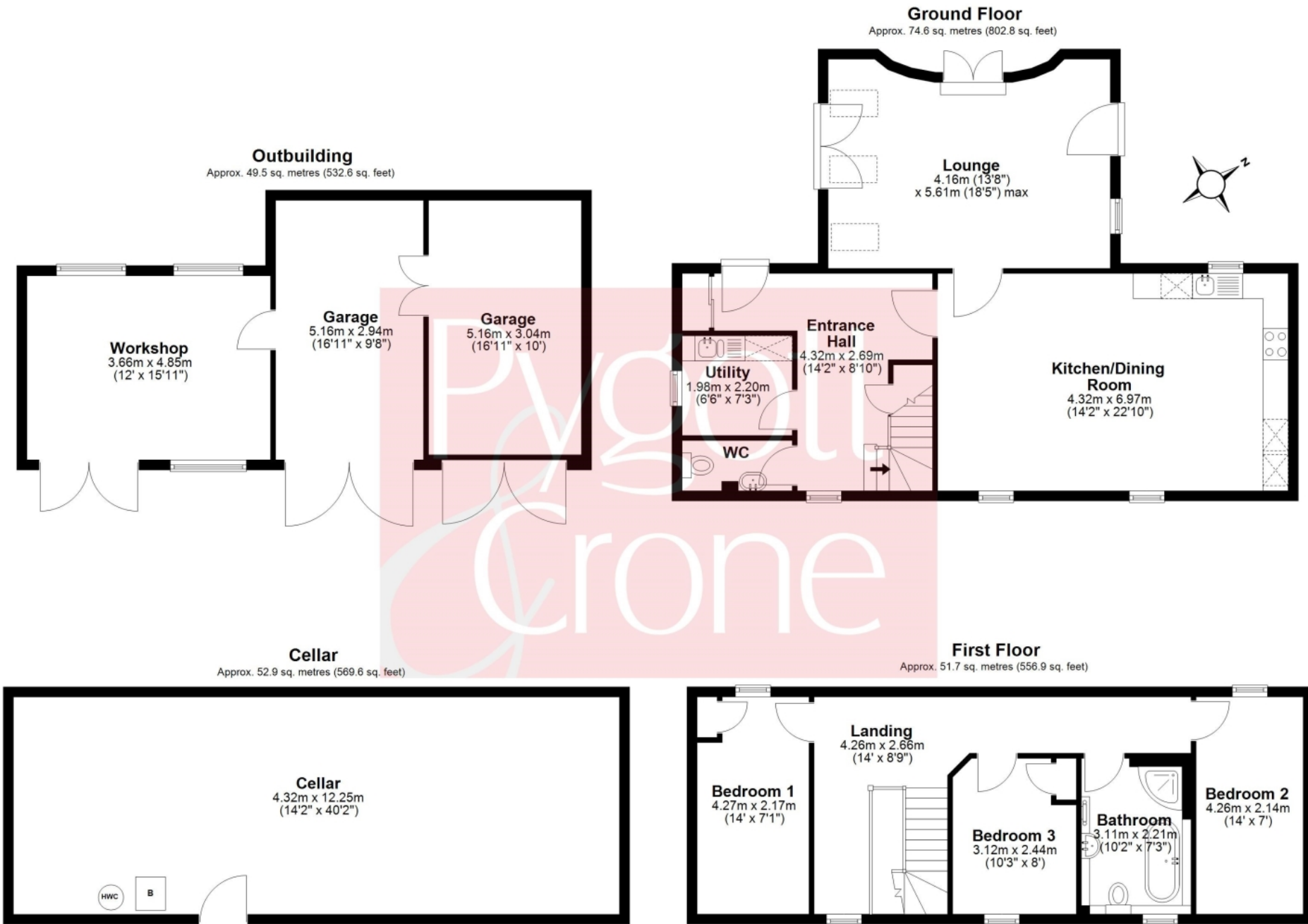
Internally, the accommodation is both spacious and well presented, offering a wonderful blend of character and modern-day living. The ground floor comprises an inviting entrance hall, a generous lounge, a well-proportioned kitchen/dining room ideal for entertaining, along with a utility room and cloakroom. To the first floor, a galleried landing leads to three double bedrooms and a family bathroom, all thoughtfully arranged as per the floorplan.

A particularly exciting feature of the property is the adjoining Grade II listed mill, which previously had planning permission granted (Reference: B/20/0451, now expired) for conversion into a two-bedroom annexe or holiday let. The proposed accommodation included a kitchen/dining space, living area with elevated countryside views, en-suite and main bathroom, presenting fantastic potential for redevelopment, multi-generational living or income generation (subject to the necessary consents being reapplied for).

Offered to the market with no onward chain, this is a rare opportunity to acquire a truly individual home with an exceptional plot, versatile outbuildings and significant scope for further enhancement.







Total area: approx. 228.7 sq. metres (2461.9 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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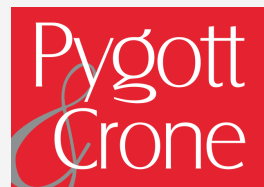


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is on the market with our Boston branch

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