



A BEAUTIFULLY PRESENTED VICTORIAN FORMER MILL, TUCKED AWAY FROM THE GREEN OF THIS WELL-REGARDED VILLAGE

Magnolia House, The Green, Beyton, Bury St Edmunds, Suffolk IP30 9AF

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ESTABLISHED 1966

Magnolia House

The Green

Beyton

Bury St Edmunds

Suffolk IP30 9AF

- Bury St Edmunds 7 miles
- Stowmarket Mainline Station 8 miles
- Cambridge 33 miles

RECEPTION HALL • CLOAKROOM • SITTING ROOM • STUDY •
KITCHEN/BREAKFAST ROOM • SNUG • UTILITY ROOM • 4 DOUBLE
BEDROOMS • 3 BATHROOMS • DOUBLE GARAGE • SOUTH-FACING
WALLED COURTYARD • 65' REAR GARDEN

Situated in a private secluded setting, just off the green of this highly regarded and picturesque village, Magnolia House is a beautifully presented and totally updated Victorian semi-detached house, built of traditional construction with red-brick elevations under a slate tiled roofline. The original corn mill dates back to around the 1830's, extended in the 1880s, then converted and divided into two residential areas in 25 years ago by local reputable craftsmen, creating a wonderful house of enormous character, style and space.

The property has been meticulously updated and redecorated throughout, cleverly blending the original fabric and character with contemporary nuances, extending to almost 2,300ft², arranged over three floors, providing well-proportioned accommodation with generous ceiling heights, as well as enjoying large amounts of natural light.

The ground floor comprises reception hall, with exposed red-brick walls and Travertine floors, a cloakroom and coat cupboard, a large 24' sitting room overlooking the south-facing walled garden, with oak flooring, fireplace housing an attractive gas-fired living flame stove. The kitchen is fitted with an extensive range of painted base and eye level units with solid wood worktops and inset ceramic sink with drainer, dishwasher, double oven and 5-ring gas hob. There is a wide opening from the kitchen to a snug/dining area with oak flooring and windows to the south.

There is a well-equipped utility room with further built-in storage, preparation worktop, sink unit and cupboard housing the pressurised water system.

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Guide: £725,000 (freehold)





On the first floor are two good-sized double bedrooms, both with their own built-in wardrobes and each with updated luxury en suites – one with painted tongue-and-groove panelling, large, tiled shower cubicle, traditional style wash basin and low-level WC, the second with a large walk-in shower cubicle, wash basin on oak stand and low-level WC.

On the second floor are two further large double bedrooms with built-in wardrobes, served by the principal bathroom which has been updated with a stylish modern white suite with large bath, separate double shower cubicle, wash hand basin on oak vanity stand and low-level WC.

Outside

The property is approached via a gravelled driveway accessed from the corner of the village green, leading to a detached double garage. To the front of the house is a stunning courtyard, enjoying a south-westerly orientation, encompassed by a lovely red-brick wall, with specimen shrubs and Magnolia tree. The elevated rear garden is predominantly lawned, with a variety of shrubbery, flowering beds and trees, ensuring a good deal of privacy through all seasons.

Location

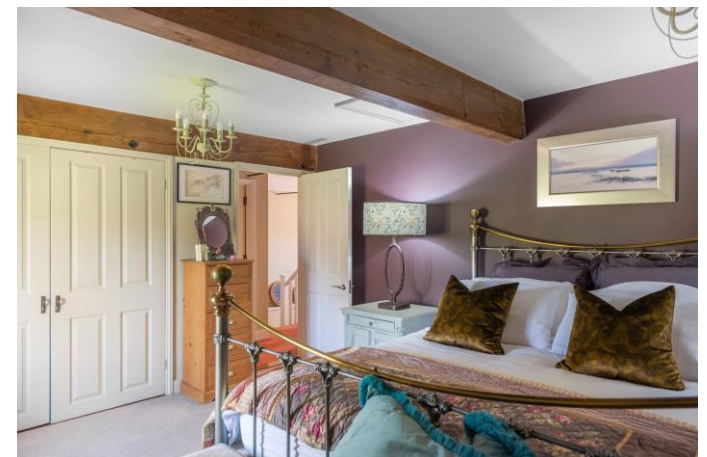
Beyton is a well-served village approximately five miles from Bury St Edmunds and offers a range of facilities, including an excellent middle school, two public houses and church, whilst neighbouring village Thurston offers further facilities, to include a Community College. There is easy access to the A14 leading to the A11 (M11) and the mainline station of Stowmarket offers fast and regular services to London Liverpool Street.

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

Services

Mains water, drainage and electricity • Gas-fired central heating • Council Tax Band 'E' • EPC 'C' • Broadband: Ofcom suggest Ultrafast 1,000Mb available • Mobile: Ofcom suggest all providers likely.

AGENT'S NOTE One of the vendor's of this property is an employee of Bedfords.

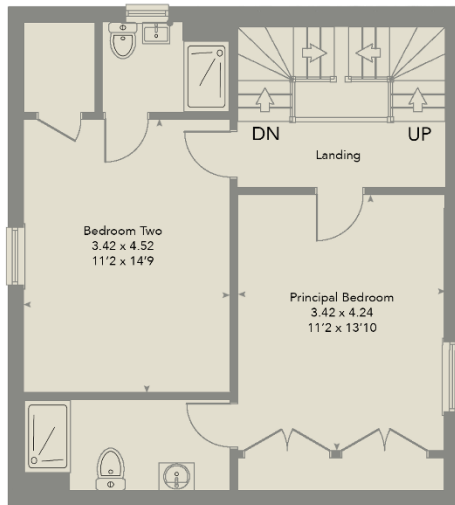


Approximate Gross Internal Area = 214 m² / 2303 ft²

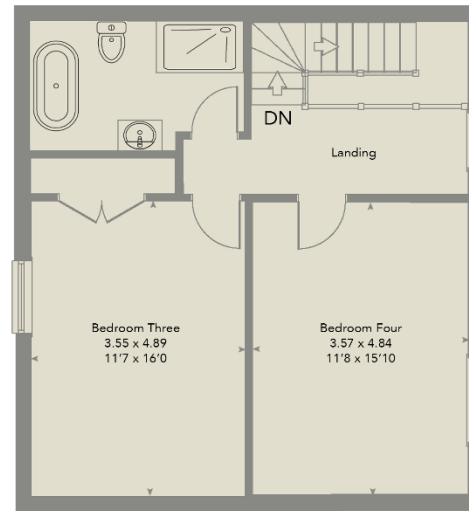
Garage = 35 m² / 377 ft²

Total = 249 m² / 2680 ft²

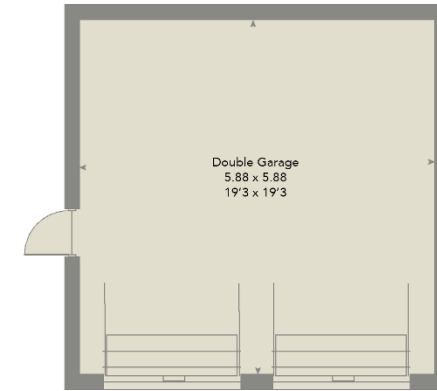
For identification purposes only - Not to scale



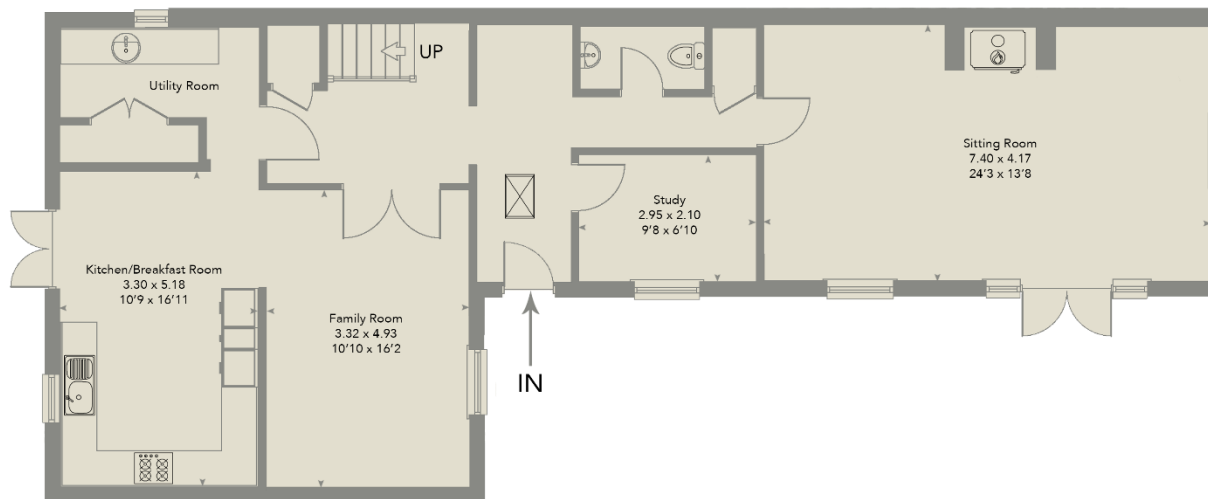
First Floor



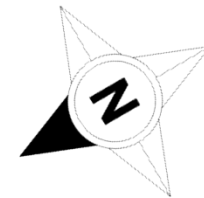
Second Floor



Garage



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2025 - Produced on behalf of Bedfords Estate Agents



March House

Pond

The Old Mill

Mill
House

Magnolia
House

The
Grange



25 m

50 m





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