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THE STORY OF
1 Mill Cottages
Sedgeford, Norfolk

SOWERBYS

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1 Mill Cottages

Ringstead Road, Sedgeford, Norfolk
PE36 5NQ



Character Cottage

Three Bedrooms

Reception Rooms

Family Bathroom

Separate Downstairs WC

Excellent Condition

Off-Road Parking

Brick Garage



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“It’s great to sit in the garden
and listen to the birds.”

Tucked away in a quiet location close to the village centre is 1 Mill Cottages, a picture-perfect country cottage full of charm and character.

Walking up to the house through the front garden and the lovely scents of the lavender give a sense of calm, even before you enter the property. With its light and airy open plan lounge dining room, with feature beams and wood burning stove,

you immediately feel in the countryside. Furthermore, its nicely fitted kitchen overlooks the fully stocked rear garden meaning that washing up is never going to feel a chore.

The modern conservatory views out to the rear garden is a favourite for this owner to enjoy a glass of wine and the birdsong outside. The ground floor culminates with a useful and nicely finished WC.



There are three bedrooms on the first floor, of which the owner is currently using one of as a home office. Completing this floor is a nicely finished family bathroom.

The outside of the cottage is an oasis of calm no more so in the fully stocked rear garden which is hard landscaped for ease of maintenance and a favourite place for our client to sit and relax.

The front of the property has a gravel driveway leading to a brick garage, ideal for ample vehicle parking.

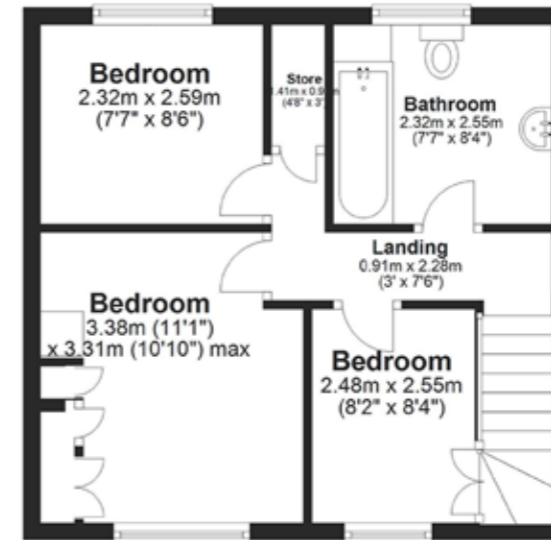
With a lovely village pub on its doorstep, and the coast only being a few minutes drive away, it's easy to see why this has been a lovely home for the current owner. However, it is now ready for someone else to make their own lasting memories here.





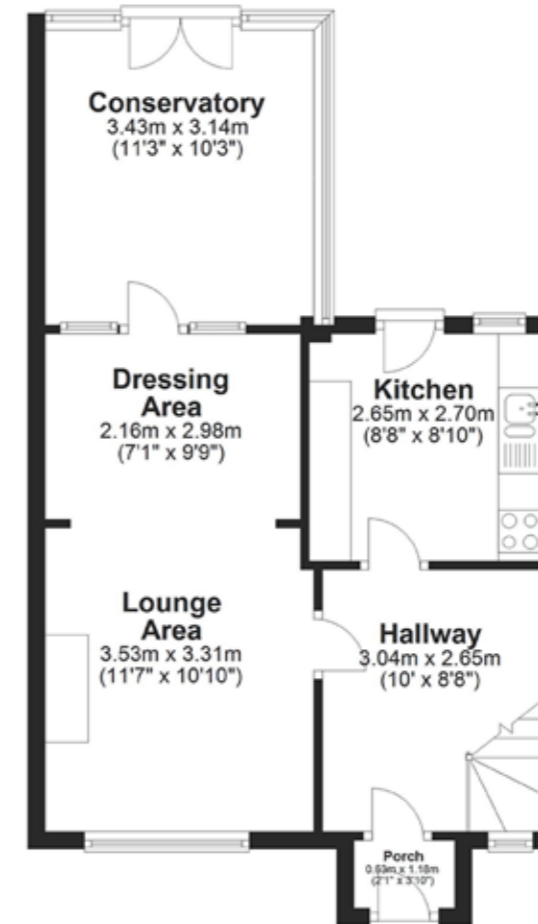
First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Ground Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Total area: approx. 83.1 sq. metres (894.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

Sedgeford

IN NORFOLK
IS THE PLACE TO CALL HOME



A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities. Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way also runs through Sedgeford to Thornham and is a 15 km trail full of history and tradition. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in

West Norfolk. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from the Vendor



“It’s so nice to live in a tranquil place but know that the busy coast is not far away.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

B. Ref:- 0353-3830-7013-9628-6381

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

SOWERBYS



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