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THE STORY OF

Mill Cottage

Thornage, Norfolk

SOWERBYS

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Mill Cottage

The Street, Thornage, Norfolk
NR25 7AD

Ornate Brick and Flint Cottage

Three Bedroom Options

Bursting with Period Charm and Character

Excellent Potential

Off-Street Parking

Pretty Enclosed Gardens

Idyllic Village Setting

Convenient for Holt and the Coastline

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“It’s lovely to lounge on the side terrace and gaze at the night’s sky and see all the stars.”

Chocolate box characteristics, an abundance of charm, excellent potential for enhancement and an idyllic village setting awaits you.

Mill Cottage is a pleasant and wonderfully quirky cottage located in the conservation area of The Glaven Valley. This pretty home features ornate brick and flint elevations set under a pantile roof and perfectly champions our region’s unique architectural vernacular.

Retaining much of its historic charm and features this interesting cottage is bursting with individuality and offers great potential for improvement and personalisation.

Approaching 1,000 sq. ft. the accommodation is deceptively spacious, particularly on the ground floor. A door to one side provides access - initially - to a spacious garden room area which offers a high degree of versatility.





“You can feel the history within the property and it gives you a warm glow.”



This unique space connects to a ground floor bedroom/snug which benefits from a shower room.

A cosy sitting room is bursting with charm and includes exposed beams to the ceiling, a fireplace with a wood burning stove and a delightful turning staircase which rises to the first floor.



A delightful kitchen features a beamed ceiling, handmade cabinets, butler-style sink and an oil-fired Rayburn which is a cooker, provides hot water and also heat to radiators.

The first-floor features two cosy double bedrooms which are served by a charming bathroom with an original enamel bath.



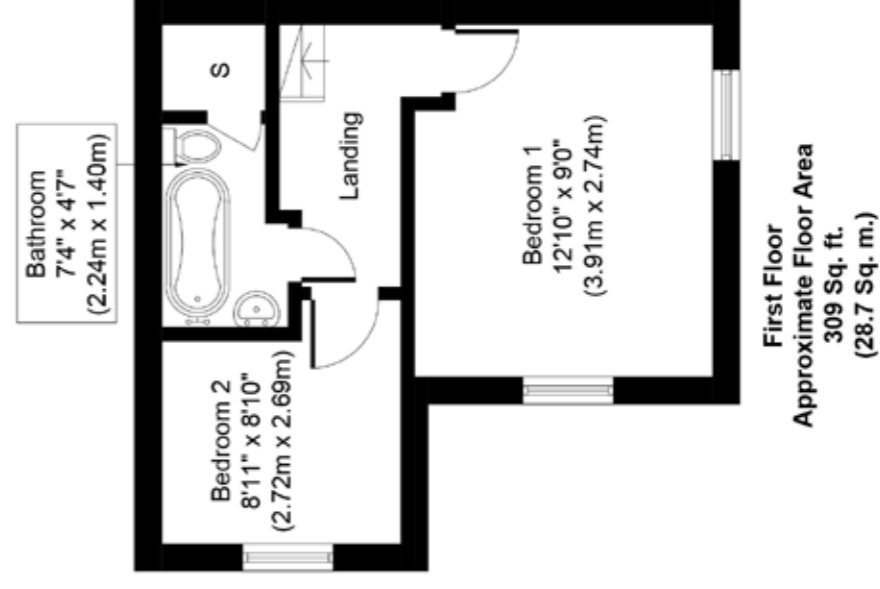
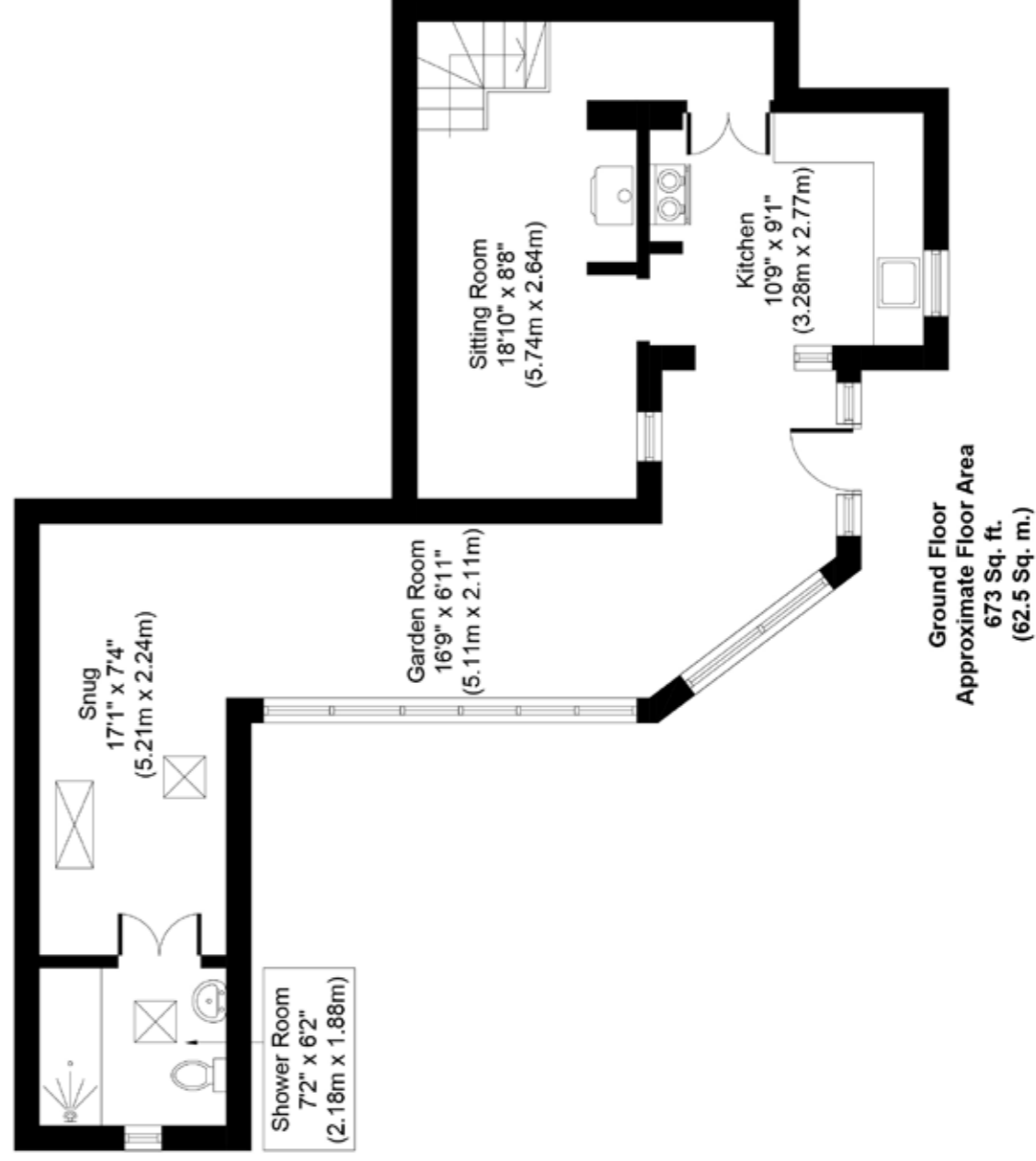


Outside you will find a private parking bay for one car and on two sides, charming small gardens.

“It’s so charming, original and cosy.”

Mill Cottage sits discreetly in the pretty north Norfolk village of Thornage. This desirable and highly sought-after location forms part of the historic Glaven Valley, a conservation area which runs inland from the coast and is conveniently close to the historic Georgian market town of Holt.

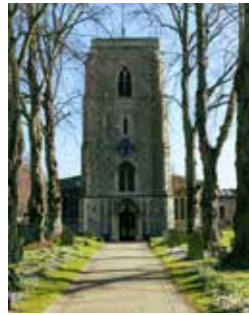




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



Thornage

IN NORTH NORFOLK
IS THE PLACE TO CALL HOME



A quiet hamlet on a by-road in the Glaven Valley, Thornage is located approximately 2.5 miles from the Georgian town of

Holt and the stunning north Norfolk Coast is just 6.5 miles away.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative, which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.

If you are looking for the perfect spot to enjoy country life, Holt is one of Norfolk's finest market towns with easy reach to the coast and city.



Note from the Vendor



“I love to set foot out the door and explore and miles and miles of open countryside.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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.

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SOWERBYS



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