



Mill House
Foulsham | Norfolk | NR20 5RT

PERIOD PROPERTY



With a setting in the sought-after village of Foulsham, this exceptional six-bedroom property dates from the eighteenth century and was originally the local mill owner's house. With an elegant Georgian front elevation of Holkham brick, the rear and side elevations are of Norfolk red brick with areas of flint, and original features have been preserved throughout the interior which has been modernised sympathetically to create a wonderful family home. The accommodation is extensive and beautifully presented, offering six bedrooms on the first floor (two with en suites) and a family bathroom, while downstairs there is a wealth of living space including a very generous kitchen/diner, sitting room with adjoining study, dining room, snug, a further utility room, shower room and a cloakroom, an attached garage with a separate workshop. Outside there is a large and established rear garden with features including a wood-fired oven, terraced area, greenhouse and a summer house, and off-street parking.







- A stunning period property in a wonderful and sought after North Norfolk Village
- Spacious and stylish Kitchen Diner
- Six Bedrooms and Four Bathrooms
- Cosy snug with wood burning stove off the large Kitchen Diner
- Further dual aspect Sitting Room with wood burning stove
- Dining Room with open fire
- Many original period features throughout the house
- A great sized Barn/Garage with Workshop and mezzanine offering further potential
- Good sized, private and well planted Garden, laid to lawn and with separate vegetable garden
- Total Accommodation Extends to 2817sq.ft

Elegance and Space

When asked what initially attracted the present owners to Mill House, they said, "The beauty of the design of the front of the house and the space it afforded a growing family, along with a good-sized garden full of mature trees and enclosed by walls and hedges. The house has so much individual character, and it's handy that we're near to the local shop, pub and church."

"This was the mill owner's house, and the land behind – 'The Old Mill' and 'Woodfall' – were originally all part of the same ownership but these were subsequently sold off. At some point the house has been used as a school and the front facing bricks are similar to those used at Holkham Hall. We have sale documents from the early 1800s so the house must date from before that."

"We have lived in the house for over twenty years and, in that time, we have sensitively replaced all the bathrooms, replaced most of the rear windows and refurbished the front ones. We stripped woodchip wallpaper from most rooms and have redecorated throughout, and created a new large kitchen through building an extension. We also installed two log burners."

When asked about their favourite space at the property, the owners replied, "The kitchen is the standout room in the house due to access to the garden, the lane and our snug. It is big enough to easily seat twelve people for dinner parties. And the lounge has lots of interesting details and is a small but elegant room to use in the winter for reading or playing games."

"Mill House is a tremendously interesting building, and it is also very functional. There are plenty of bathrooms, a good-sized kitchen, storage spaces, and six bedrooms. We have had lots of garden parties with space for people to stay over. In the winter months we have a lovely warm snug to watch TV, and in the summer the garden is the best part of the house; it is private, beautiful and enclosed while the scale of the trees sets off the space very well. Spending time in the garden over the summer months is one of our most cherished moments."



Garden

"During our time at the house, the planting has been continuous with shrubs, small trees and flowers. There is a very well-established lilac, wisteria and rose and, as for trees, there are mature beech and oak trees, and a mature fig tree that occasionally produces fruit," the owners said when talking about their garden. "There is a cart shed which is now a log store, and what was probably the stable which has a useful mezzanine for storage and, below that, lots of space for bikes, trailers, ladders etc. We use the small brick and flint building as a coal shed, but it might conceivably have originally been the outside toilet. We built the mower shed for a sit-on mower and we also installed a wood fired oven for pizzas and outside dining." There is an area at the back of the garden for chickens.

Out and Around

Located approximately one mile off the Norwich to Fakenham A1067, Foulsham is approximately nine miles from the bustling market town of Fakenham, known for its famous racecourse and Pensthorpe Waterfowl Park with its five hundred acres of nature trails. Foulsham is around fifteen miles from the beautiful North Norfolk coast and eighteen miles from the cathedral city of Norwich with a direct rail link to London's Liverpool Street. Discussing the benefits of the location, the owners said, "We're near the sea at Cley, Holkham and Wells, and we're not far from the majestic beaches at Brancaster, Holme and Thornham. We're also near beautiful parts of the county like Glandford and the Glaven Valley, Holt."

With a thriving pub, corner shop and primary school and in the catchment area for the highly regarded Reepham High School, Foulsham is a typical and highly sought-after Norfolk village, its name deriving from "homestead of the birds". "The village has a lively pub where we can meet our friends, and the shop is very convenient for papers and last-minute items – these are sometimes difficult to find in Norfolk," the owners said.











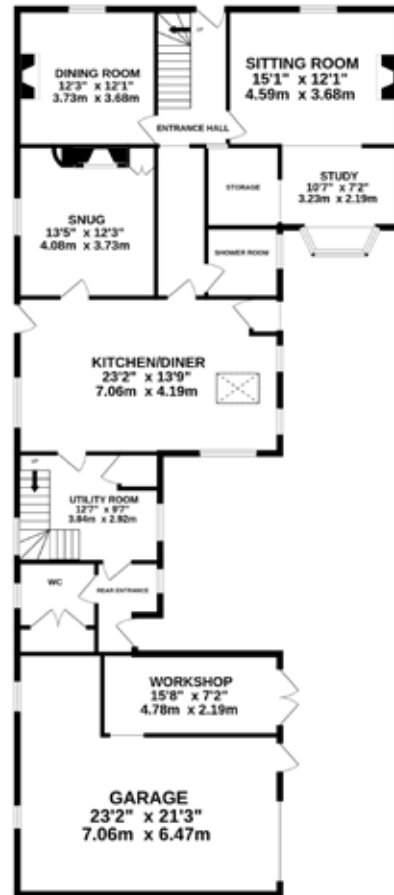








GROUND FLOOR
1805 sq.ft. (167.7 sq.m.) approx.



1ST FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA: 2817 sq.ft. (261.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing 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. 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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On Your Doorstep...

Foulsham is a pretty village, which is graced with some fine Georgian Houses, a result of the fire, which swept through in 1770. Within the village there is a village store and a public house. Not far away is Pensthorpe Gardens and Nature Reserve. Pensthorpe lies within the Wensum Valley, which acts as a migration corridor and the reserve is made up of numerous different kinds of habitats, all of which attract different species.

How Far Is It To?...

Foulsham lies approximately 8 miles south east of Fakenham and 16 miles north-west of Norwich. With Holt only 10 miles north. Often described as the 'Gateway to the north Norfolk coast', the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. For more information go to: www.fakenhamweb.co.uk, while the Cathedral City of Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.

Services and District Council

OFCH, Mains - Water & Drainage
Broadland Distict Council
Council Tax Band D

Tenure

Freehold



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