



THE STORY OF

# Mill House Cottages

*Saham Hills, Norfolk*

SOWERBYS



S

THE STORY OF

# Mill House Cottages

66 Hills Road, Saham Hills,  
Norfolk, IP25 7EZ

●

A Stunning Period Home with a Collection  
of Holiday Let Cottages/Barns

Lovingly Restored and Beautifully Converted

Spacious Living Areas and Highly  
Versatile Accommodation

The Dairy - One Bedroom

The Hayloft - Two Bedrooms

The Barn - Two Bedrooms

Beautifully Landscaped, Formal Gardens and a Meadow,  
Extending to Approximately Two Acres (STMS)

Ample Parking for Guests

A Rare and Exceptional Investment Opportunity

●

**SOWERBYS WATTON OFFICE**

01953 884522

watton@sowerbys.com



“We moved here for a complete change of life.”

A stunning period property nestled in the charming village of Saham Hills. Boasting a collection of beautifully converted holiday let cottages, Mill House Cottages is a true gem and a rare find in the market.

The main residence, Mill House, is a gorgeous period home which has been lovingly restored, offering all the modern comforts you could desire while retaining its original features.

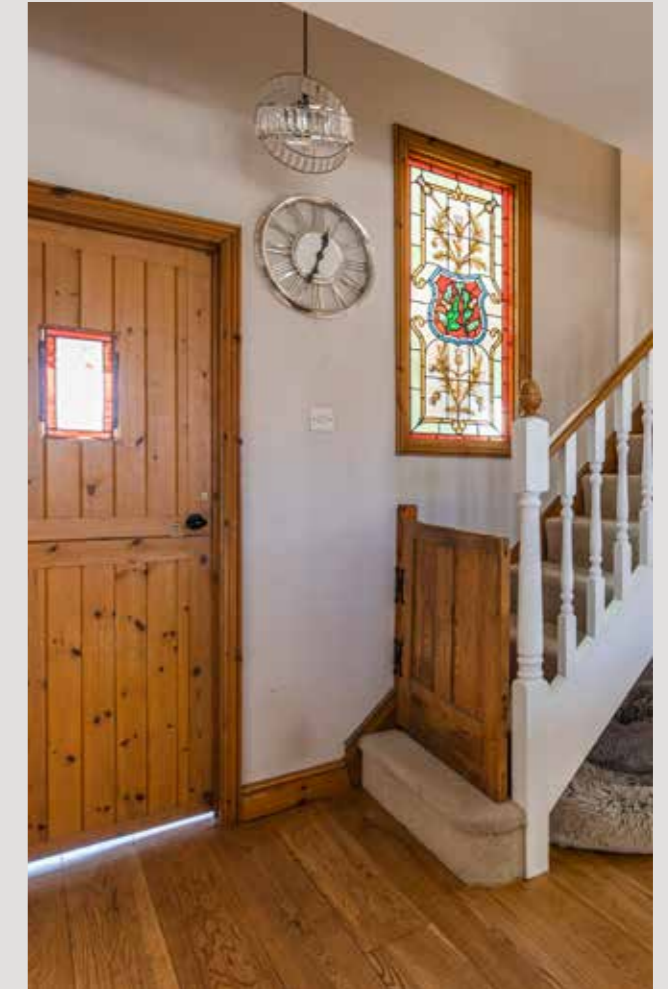
Spread across two floors, the house features spacious and elegantly appointed living areas, including a cosy dining room with both an open fireplace and a wood-burning stove, a sitting room and a bright and airy garden room. The well-appointed kitchen is perfect for preparing delicious meals, with ample storage and modern appliances.

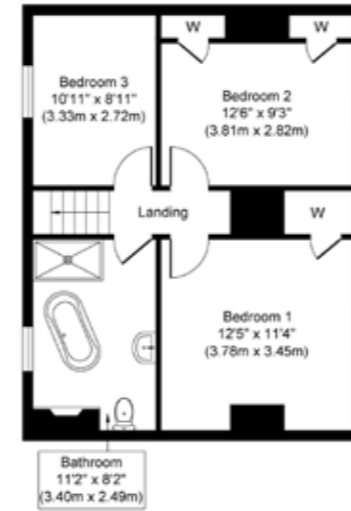
The three double bedrooms are all well-served by the opulent family bathroom boasting a luxurious, claw foot bath tub.



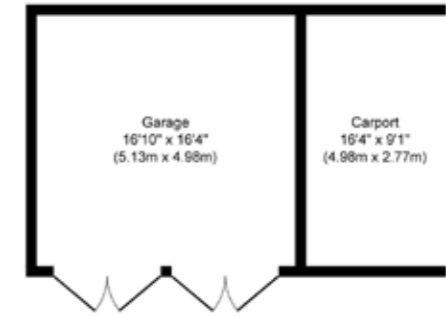


“Our favourite spot is in the lounge, looking down the garden seeing the Robins using the nest box in the tree.”



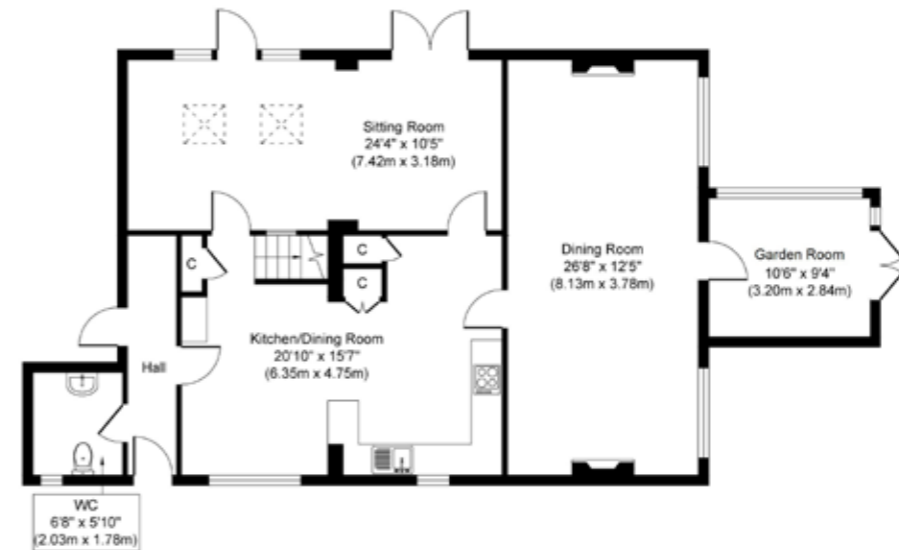


**First Floor**  
Approximate Floor Area  
563 sq. ft  
(52.30 sq. m)



**Garage**  
Approximate Floor Area  
275 sq. ft  
(25.54 sq. m)

(Not Shown in Actual Location/Orientation)



**Ground Floor**  
Approximate Floor Area  
1143 sq. ft  
(106.18 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained throughout the brochure, 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.

Copyright V360 Ltd 2022 | www.houseviz.com

The Dairy

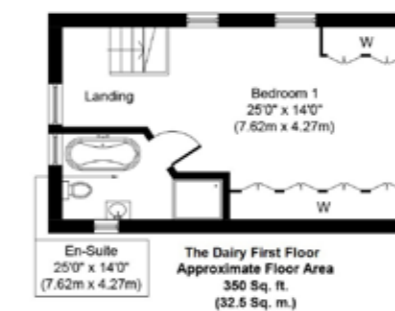


The three holiday let cottages and barns are equally impressive, having been beautifully converted to provide comfortable and stylish accommodation for guests.

Each cottage boasts its own unique character and features, from exposed wooden beams to charming original fireplaces.

The Hayloft and The Dairy each enjoy a cosy living room with a separate kitchen. The Hayloft has the added benefit of a separate utility room and ground floor cloakroom, and has two en-suite bedrooms on the first floor. The Dairy offers one, impressive 25ft bedroom, again with a luxurious en-suite.

The Barn is the largest of the three, extending to almost 1,500 sq.ft., boasting a 36ft open-plan living space with a modern kitchen, separate utility room and a cloakroom, plus two en-suite bedrooms on the first floor.

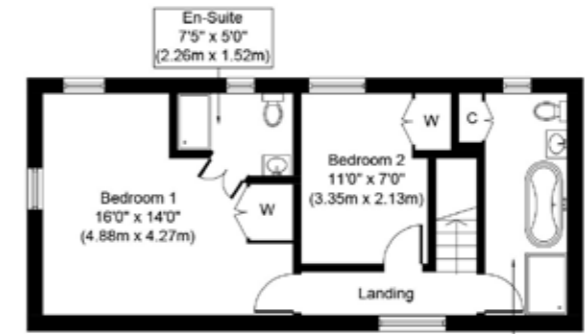


The Hayloft

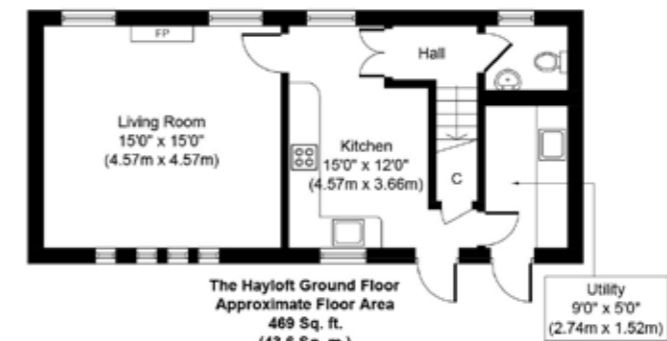


SOWERBYS — a new home is just the beginning

SOWERBYS — a new home is just the beginning



The Hayloft First Floor  
Approximate Floor Area  
489 Sq. ft.  
(43.6 Sq. m.)

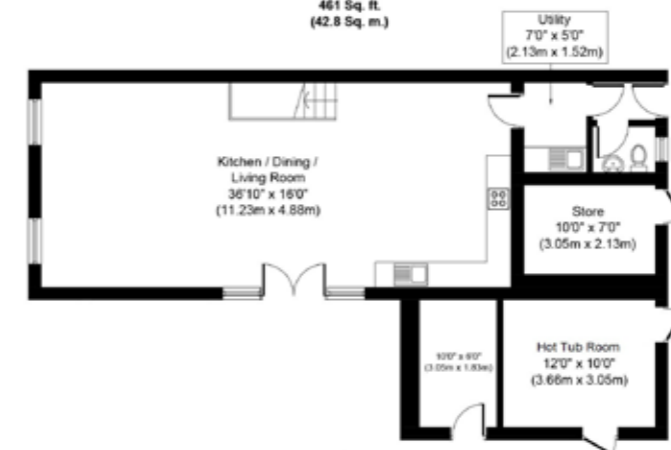


The Hayloft Ground Floor  
Approximate Floor Area  
469 Sq. ft.  
(43.6 Sq. m.)

The Barn



SOWERBYS — a new home is just the beginning



SOWERBYS — a new home is just the beginning



Set in beautifully landscaped gardens, Mill House Cottages provides a tranquil and idyllic escape for guests, with formal gardens and a meadow, extending to approximately two acres (STMS), perfect for relaxation and recreation. The property also benefits from ample parking and is conveniently located for exploring the local area, with plenty of attractions and activities within easy reach.

“We love the quiet and calmness here.”

With its impressive combination of character, comfort, and convenience, Mill House Cottages is a truly exceptional property and an excellent and rare investment opportunity.



ALL THE REASONS



# Saham Hills

IN NORFOLK  
IS THE PLACE TO CALL HOME



A tiny village located in the heart of Breckland, Saham Hills is surrounded by countryside with many enjoyable areas to explore.

A true sense of community is found at 'The Old Bell', a fantastic local pub within the beautiful neighbouring village of Saham Toney. The village also has a Church of England Primary school.

The Church of St. Georges is a handsome flint building, with beautiful stained-glass windows. The east window of the chancel portrays the Last Supper, this was a gift by the late Rev. W. H. Parker, who restored the whole building at considerable expense in 1864.

A well-used Sports and Social Club offers sports grounds for rugby and cricket matches throughout the year. The Wells-Cole community centre is a great focal point for many local events.

Less than two miles away is the popular market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Providing plenty of country homes with room to grow, plus an ample share of equestrian properties, Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

Just outside the town, Loch Neaton is believed to be England's only loch, a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children's tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.



Note from the Vendor



The Gardens and Views at Mill House Cottages.

“The community is welcoming, friendly, and the pace of life here is so relaxed.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

Mill House and The Dairy - D. Ref:- 0684-2896-6014-9994-5855

The Barn - D. Ref:- 8644-7229-1240-6888-2906

The Hayloft - E. Ref:- 4500-4440-0022-0006-3473

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.

LOCATION

What3words: ///conga.aquatic.executive

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL