



THE STORY OF

39 Mill Road

Godwick, Norfolk

SOWERBYS

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39 Mill Road

Godwick, Tittleshall Norfolk
PE32 2RJ

Beautifully Located Period Cottage, Originally
Built in 1869, Formerly of the Holkham Estate,
with Later Contemporary Extension

Kitchen/Family Room Fitted with an
Alman Hyde Hand-Built Kitchen, including
Integrated Bosch and AEG Appliances

Cosy, Dual-Aspect Sitting Room

Principal Bedroom Suite with Juliet Balcony

Two Further Bedrooms Served by a Family Bathroom

Gated Drive and Enclosed Plot

Stunning Cabin Located in the Rear Landscaped Garden

Delightful Views Over Open Countryside

Detached Garage and Store

Viewing is Highly Recommended

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“Views allowing you to watch
the world go by.”

Travelling through the heart of the Norfolk landscape, you'll discover a peaceful country lane lying secluded - and it is here you find 39, Mill Road. Located within the “lost village” of Godwick, this historical location is a preserved medieval spot, and arguably one of the best within the county. Interpreted for the public, not only do you have the gorgeous Norfolk countryside at your door - here at Mill Road - but a true piece of history.

Number 39 would formerly have served as a tied cottage to the local farm - as part of the Holkham Estate. In more recent years the cottage - originally built in 1869 - has been privately owned and it was transformed little more than half a decade ago. Combining period charm with a contemporary design leaves us with a stunning home and garden.

Our seller has found that every aspect

of the property gives you something different: “Beautiful views of open countryside from every window, a lovely south-facing garden, lush green landscapes, natural beauty, and wildlife - what more could you want?” Their favourite views are standing at the front gates watching the world go by or looking out from the Juliet balcony doors with field views as far as the eye can see.

For buyers looking to escape to the country, this property has it all. It's been beautifully maintained and the extension has provided a sociable kitchen/family room. With its bi-fold doors which feed onto the pretty courtyard, it's just the first of so many hidden gems. The sitting room is made cosy by its wood-burning stove and upstairs the principal bedroom suite is simply stunning - with its built in wardrobes, en-suite and Juliet balcony.



“Living here feels like having a holiday home 365 days a year.”





In its current ownership, the garden has been completely remodelled and boundaries have been made secure by fencing. The installation of a cabin to the rear garden has increased the capacity for entertaining and this multi-functional space also provides a delightful home office, nestled within the corner of the plot. Alongside the garage, store and the summer house, adequate provision has been made for sociability and storage.

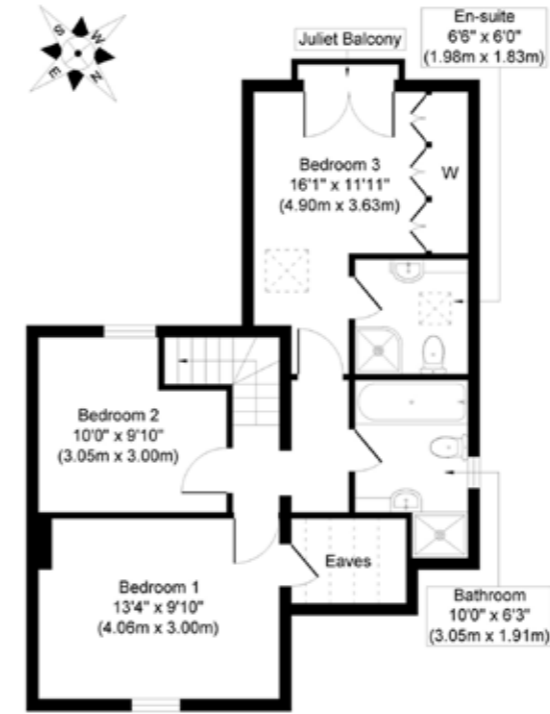


The village itself is small and declined between the 15th and 16th centuries. The All Saints Church Tower of Godwick still stands today and can be visited. The Great Barn (now a wedding venue) is one of the most important buildings of its date and type in Norfolk. Built in 1586 for the Coke family of Holkham Hall.



It has to be said, our seller has immersed themselves into the village and the area, giving them greater access to the outdoors, satisfying a thirst for exercise fresh air - enjoyed further with a modest drive to the north Norfolk coast. It is with a heavy heart that our vendor is moving, given that this cottage has been a calm and peaceful place to unwind, get away from a busier life, and one they described as “the perfect balance – one which I shall miss deeply”...





First Floor
Approximate Floor Area
572 sq. ft
(53.14 sq. m)



Ground Floor
Approximate Floor Area
620 sq. ft
(57.59 sq. m)

Outbuildings
Approximate Floor Area
560 sq. ft
(52.02 sq. m)

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.

ALL THE REASONS



Godwick

IN NORFOLK
IS THE PLACE TO CALL HOME



A quaint and enchanting village, Godwick is nestled near Tittleshall and known as a “lost village.”

This village offers a unique experience where medieval landmarks are preserved, providing visitors with a glimpse into the past. With its idyllic countryside setting and easy access to the nearby towns and coast, Godwick is the perfect destination for those seeking a peaceful and historically rich lifestyle.

Begin your journey through time by visiting the captivating Godwick Hall Ruins. Once a grand manor house, this stunning medieval structure now stands in beautiful decay, allowing you to admire its architectural remnants and imagine its former glory. Stroll through the picturesque ruins and let your imagination transport you back to the days of knights and noble lords.

Take a leisurely stroll through the enchanting Godwick Great Wood, a charming woodland area that surrounds the village. This ancient forest offers a serene escape, with its tranquil paths, vibrant flora, and diverse wildlife.

Lose yourself amidst the tall trees and listen to the soothing sounds of nature as you immerse yourself in the beauty of the Norfolk countryside.

Discover the spiritual heart of Godwick by visiting The Ruins of All Saints Church. These beautiful parish church ruins, with its distinctive medieval architecture, provides a serene atmosphere for reflection and contemplation.

Godwick’s rural landscape is a visual feast for the eyes. Take a moment to soak in the breathtaking field views which stretch as far as the eye can see. Whether it’s golden fields of wheat, vibrant wildflowers, or grazing livestock, the ever-changing countryside scenery will leave you in awe.

Just a short drive away from Godwick lies the charming market town of Fakenham. Here, you can indulge in delightful local shops, browse through the bustling market stalls, and sample delicious treats from traditional bakeries and cafes. If you’re a racing enthusiast, visit Fakenham Racecourse and experience the thrill of horse racing in a picturesque setting.



Note from the Vendor



“Only 15 minutes from Fakenham and you find yourself at the beautiful coast.”

THE VENDOR



SERVICES CONNECTED

Mains electricity. Private water. Sewage to a private water treatment plant.
Oil fired heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 0568-4015-6276-4740-2210

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: ///massaged.marshes.fatherly

AGENT’S NOTE

There is an obligation to maintain the dyke to the side boundary.
There is a right for inspection/repair of electric cables to neighbouring property.
The local farm provides the water supply and the property is only to be used as a private residence, not to trade or do business.

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.

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