



INTRODUCING

# Millstone

*Aldborough, Norfolk*

SOWERBYS

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INTRODUCING

# Millstone

Mill Lane, Aldborough,  
Norfolk, NR11 7NS

An Individual, Detached Home

Bright and Spacious Accommodation

Three Double Bedrooms and Two Bathrooms

Two Formal Receptions

Open-Plan Kitchen/Breakfast Room

Attached Garage and Off Road Parking

Excellent Scope for Improvement

Idyllic Village Setting

Views Over Meadows

Conservation Area

SOWERBYS HOLT OFFICE  
01263 710777  
holt@sowerbys.com



“... with spacious and bright rooms whilst enjoying a blessed location.”

Commanding an idyllic village setting with glorious views over protected meadows, this detached residence offers such a rare opportunity to adapt and personalise a home in such a special location.

‘Millstone’ in the village of Aldborough comes to the open market for the first time in around thirty years. Built to an original and individual design in

the early 1990s, the house is of modern construction with spacious and bright rooms whilst enjoying a blessed location.

Whilst it would be fair to say the property would benefit from updating and renovation, it now offers a wonderful opportunity to create a dream home nestled in a unique and enviable environment.



Set over two floors and exceeding 1,500 sq. ft., the present accommodation briefly consists of a hallway with turning staircase, double aspect sitting room with a highly decorative open fireplace, formal dining room, open-plan kitchen/breakfast room, and a spacious utility and laundry room. A family sized bathroom completes the ground floor accommodation.

To the first floor a central landing provides access to three double bedrooms. Notably the principal bedroom enjoys a sunny double aspect, with elevated views over open meadows. The three bedrooms are served by a second family sized bathroom.

The loft space at 'Millstone' has been partially converted, with carpeting and lighting fitted, and additionally offers eaves storage. This space offers excellent potential and could be fully converted to a home office or further bedroom, subject to the necessary consents.





‘Millstone’ sits in established and mature gardens which sit adjoining open countryside. Being in a conservation area the delightful views are protected and unlikely to change for a very long time. A private driveway provides ample off road parking and access to the attached garage. Spanning the kitchen and utility room, is a roof void, which offers exceptional opportunities for further enhancement (subject to relevant planning consents and building regulations).

To the front of the house is a mature garden mainly laid to lawn, enclosed by hedgerows and lined with colourful flower borders.



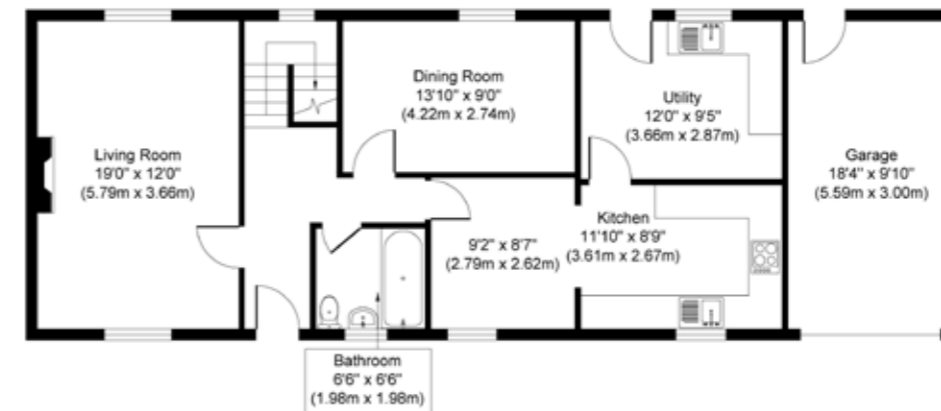
The rear garden is also lawned with mature hedgerows, and enjoys a sunny south-westerly aspect over open meadows.

Located in the pretty, traditional village of Aldborough and in a strict area of conservation ‘Millstone’ enjoys an idyllic location.





**First Floor**  
Approximate Floor Area  
587 sq. ft  
(54.53 sq. m)



**Ground Floor**  
Approximate Floor Area  
999 sq. ft  
(92.81 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.

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ALL THE REASONS



# Aldborough

IN NORFOLK  
IS THE PLACE TO CALL HOME



Aldborough is a charming village located in the north Norfolk countryside. Surrounded by rolling hills and fields, the village is a peaceful and picturesque retreat from the hustle and bustle of city life.

The small, yet thriving, agricultural village, has a vast village green at its heart, which is home to the annual village fayre. Nestled on the edge of the green is 'Cricketers', a quintessential Norfolk pub, which offers great food, regular live music events and even your four legged friends are invited.

There are variety of further amenities such as a shop, GP Surgery and dispensary, post office, and primary school. The local community centre hosts an array of clubs, from zumba and yoga, to amateur dramatics, art and film. There's even a green club for those interested in improving the village's environment for not just people, but the local wildlife too.

Surrounding the village, there are plenty of opportunities for outdoor activities, including

walking, cycling, and birdwatching.

The nearby coast offers stunning views, with miles of sandy beaches and rugged cliffs to explore. With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer is so popular, and it's just 8 miles away.

Push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

Overall, Aldborough is a charming and historic village, which offers visitors a peaceful retreat in the heart of the north Norfolk countryside, with the beautiful coastline not far away.



Image Credit:  
West side of the Green, by Robin Stott,  
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Note from Sowerbys



A historic photograph of Holt

“The popular Georgian market town of Holt is less than 10 miles away.”

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### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric storage heaters.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 9100-4887-0922-7109-3823

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: ///magic.exile.finishers

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# SOWERBYS



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