



THE STORY OF  
**Sygate Mill Bungalow**  
*Cawston, Norfolk*

**SOWERBYS**



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THE STORY OF

# Sygate Mill Bungalow

Southgate, Cawston,  
Norfolk, NR10 4HZ



Rural Location

Phenomenal Field Views

Potential for Improvement

Three Bedrooms Within the Mill

Three Bedrooms Within the Bungalow

Lots of Parking Space

Rich History

Fantastic Holiday Letting Record



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“We’ve loved the peace and tranquillity, the wildlife and the views...”

Cawston is a beautiful rural village which has a thriving local community, captivating countryside walks and an incredibly unique opportunity to invest in a great part of the area’s history.

Sygate Mill and Bungalow have been in the same family for three generations and have been used for a multitude of purposes over the years. Originally used to mill corn for animal feeds, Sygate Mill stands today as a residential property

that has a fantastic history of holiday letting.

The immediate extension from the mill allows a versatile layout which gives two bedrooms on the ground floor, in addition to the principal bedroom on the second floor of the mill. A charming country-style kitchen is perfectly complemented by the characterful sitting room and dining room, which sit within the original mill. The enchanting view from the balcony is certainly something that will steal many hearts.





“The views from the balcony are amazing, especially at sunset.”



The bungalow makes an incredible addition, allowing for a further three bedrooms, with the principal bedroom having an en-suite. There's a further bathroom, as well as a kitchen and utility room, and the generous sitting/dining room offers plenty of versatile living space.



The ability for this property to enjoy privacy, with its own garden, ensures that the dynamic between the two properties flows brilliantly, making the two work in tandem to cater for guests across them both if desired.

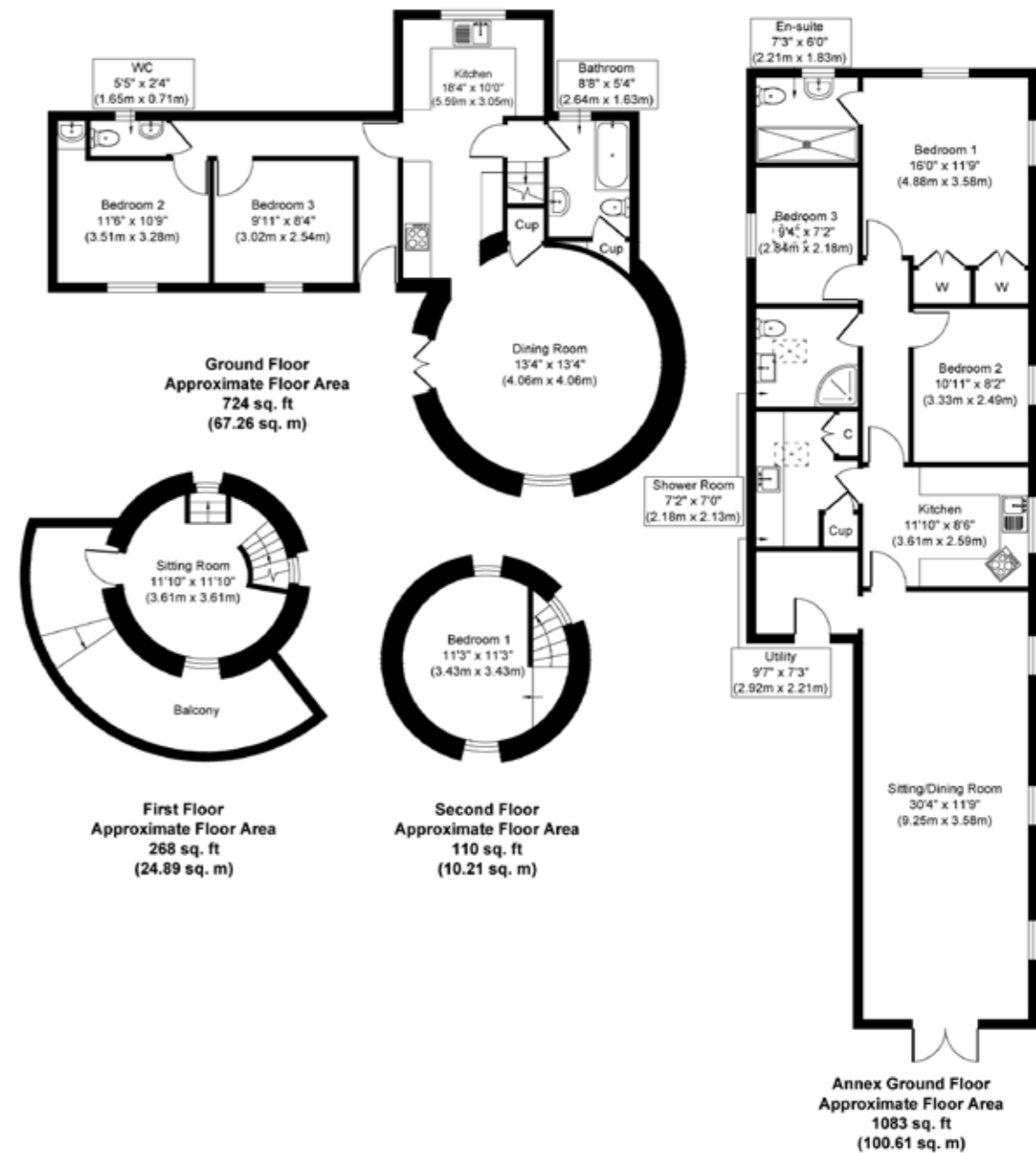


There is plenty of space outside for parking cars, and even more so to enjoy your time in the garden next to the far reaching field views. Whilst there is an opportunity to improve the properties, by updating or even merging the two, as a whole both aspects are ready to welcome the next family into its fascinating history.





“...a unique, peaceful and blissful home.”



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



# Cawston

IN NORFOLK  
IS THE PLACE TO CALL HOME



Filled with historic buildings and a sense of rural charm, Cawston is nestled in the Norfolk countryside, around 13 miles north-west of Norwich. With a thriving community, regular events are held at the village hall, and there's a Post Office and store, pub and doctor's surgery.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Cawston is ideally situated for walking and cycling. The north Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.

Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in Reepham, just three miles away. Reepham has held its 'market town' status since 1277, continuing to hold a market in the square every Wednesday.

There's a large selection of shops for a town of its size, including: a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts.

The Cathedral City of Norwich is approximately half an hour by car and offers access to all the major rail links and Norwich International Airport.



Note from the Vendor



Sygate Mill is around 3 miles from Heydon

"Heydon is within walking and cycling distance - a summer's evening on the green there is fantastic."

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2968-2084-7204-5813-4964

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: ///stacks.brush.landscape

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