



THE STORY OF

The Mill House

Dereham, Norfolk

SOWERBYS

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The Mill House

158 Norwich Road, Dereham,
Norfolk, NR20 3AU

Detached Period Home

Open Plan Kitchen/Diner

Additional Planning Approval for an
Extended Kitchen and Further Bedroom

Cosy Snug

Three/Four Bedrooms

Study

Family Bathroom and Private En-Suite

Private Garden

Double Garage with Power

Summer House with Power as well as Outbuildings

SOWERBYS DEREHAM OFFICE
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“We would describe our home as full of character with modern twists and sociable.”

Nestled in the historic market town of Dereham, this enchanting, detached period home boasts three/four bedrooms and has recently undergone an extensive restoration and remodelling, seamlessly blending its timeless charm with modern comforts.

Historically, the Fendick family constructed both Dereham Windmill and The Mill House,

A standout feature is the transformed kitchen/diner, where the owners ingeniously knocked down a wall to merge it with the front reception room, creating a contemporary open-plan layout. The kitchen showcases a stylish breakfast island, fostering a natural gathering space for the family and an ideal setting for entertaining guests. Every detail in the kitchen has been meticulously attended to, including the replacement of front windows with new

sash-styled ones, preserving the property's character. Furthermore, planning permission is in place to extend the kitchen, connecting it to the garage to add another bedroom.

On the ground floor, a sitting room beckons with its charming log-burner, complete with a beautifully crafted wooden surround—a cosy retreat used throughout the year. Additionally, there's a versatile study/fourth bedroom and a bright conservatory.

The first floor continues the restoration journey, featuring a luxurious family bathroom and a private en-suite for the principal bedroom, cleverly utilising previously unused space. Two additional double bedrooms complete this level.





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.

Externally, the garden is ready for personalisation, presenting itself as a blank canvas mainly laid to lawn. Mature plants and trees line the borders, complemented by a paved section near the house, ideal for outdoor dining. Positioned to receive sunlight throughout the day, the south-facing garden offers complete privacy, with no neighbouring properties overlooking it.

Original outbuildings still grace the property, providing additional storage space. Adding to the appeal is a fully powered summer house, serving as a delightful retreat for relaxation and sunset appreciation in the evenings.

A double garage with power and ample front parking space for multiple cars further enhance the property's features.





ALL THE REASONS
Dereham
 IN MID NORFOLK
 IS THE PLACE TO CALL HOME



Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop

Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from the Vendor



“We regularly visit The Mill and Allotment just down the track. The Neatherd Moor is a lovely area for dog walks.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating,

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0356-2834-7710-9703-6161

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: ///inserting.refers.wins

AGENT'S NOTE

Planning notice = 3PL/2022/0242/HOU for three years from 19 of April 2022

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