



THE STORY OF

# Mill Farm House

*Shouldham Thorpe, Norfolk*

SOWERBYS



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# Mill Farm House

Mill Road, Shouldham Thorpe,  
Norfolk, PE33 0EA

Sold with No Upward Chain

Underfloor Heating Throughout

Open Plan Kitchen/Dining Room with Vaulted Ceiling

Original Exposed Beams

Bright and Airy Sitting Room with  
a Must-Have Log Burner

Study and Garden Room

Three Double Bedrooms and Three Bathrooms

Nine Acre Plot (STMS)

Barn with Five Stables and Commercial Planning Granted

Ideal Equestrian Facilities and Superb Location

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“Mill Farm House has given us a calmer pace, and a better quality of life...”

Having purchased the Mill in 2006 and Mill Farm House in 2014, the current owners have thoroughly enjoyed their time here. This property and area have given them all the space they have ever wanted, as well as the slower pace of life they searched for when they left London.

Turning into the drive leading to the property through the wrought iron gates, a vast green space sets the ideal scene - particularly for equestrian enthusiasts and lovers of open spaces and the great outdoors.

Mill Farm House was converted only 20 years ago, having previously being used as stables for Fodderston Mill, and is now a lovely family home. Designed with functionality in mind, the natural hub of the home is the open-plan kitchen/dining room. With vaulted ceilings, exposed beams, a glass wall overlooking the courtyard and the big blue skies, there's also ample storage and workspace providing a perfect blend of drama and practicality in a space where all the family can come together.





A separate space where one can retreat to, to relax at the end of the day, the sitting room complements the kitchen/dining room beautifully. Again, there are vaulted ceilings, exposed beams and, of course, a log-burner that adds a sense of comfort. For those who also need to work from home, there is a well-equipped study.

Moving to the sleeping quarters, all three bedrooms are double in size, with the principal bedroom benefiting from an en-suite shower room too. Furthermore, there is a separate bathroom and a further shower room too – ensuring no one is kept waiting during the morning rush!







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.



The outside space, like the property itself, has plenty to offer, in fact it's the perfect home for a keen equestrian. The nine acre plot (STMS) and the barn with its five stables benefits from having a commercial title as this was previously a successful livery yard. There is even an old arena at the very bottom of the field.

Its equestrian facilities, vast outdoor space, and practical, yet comfortable, accommodation ensure this congenial home holds a widespread appeal. With no upward chain, it won't be long before a new owner is enjoying the peaceful, rural lifestyle which Mill Farm House offers.



“We love the views, the tranquillity, and the big blue skies...”



ALL THE REASONS

# Shouldham Thorpe

IN NORFOLK  
IS THE PLACE TO CALL HOME



A thriving picturesque village, with a village green, playing field, and popular forestry commission warren providing excellent walking and riding areas. Situated approximately 2 miles off the A134 trunk road, Shouldham enjoys its own Ofsted 'Outstanding' rated Primary School, bowls and social club, 16th century pub and restaurant, post office, function hall and church. Further amenities, together with main line railway stations, can be found in Kings Lynn (9 miles) and Downham Market (6 miles). Closer rail links with London connections can be found in the neighbouring village of Watlington (4 miles).

Hourly buses run to King's Lynn, perched on the banks of the River Ouse, which has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a

listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy a weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from the Vendor



Shouldham Warren

"There are some lovely walks at Shouldham Warren..."

THE VENDOR



### SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with underfloor heating throughout.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 0084-3033-2209-2154-5204

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: ///elect.admit.joins

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# SOWERBYS



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