



THE STORY OF

Mill Farmhouse

Snetterton, Norfolk

SOWERBYS



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Mill Farmhouse

Mill Lane, Snetterton, Norfolk
NR16 2LQ

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Fine Country Farmhouse

Abundance of Character

Sitting Room with Wood Burner

Atmospheric Dining Room

Well-Fitted Brian Turner Kitchen

Garden Room and Utility Room

Four Well-Appointed Bedrooms

Two En-Suite and a Family Bathroom

Four Bay Cart Lodge and Traditional Barn


Set in Grounds of Approximately 3.75 Acres (stms)

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“Our home is welcoming both inside and out, affording us lovely views of the nearby farmland.”

Mill Farmhouse is a quintessential country property which has been sympathetically updated over time to a high standard.

Within this farmhouse, the character remains whilst offering all the benefits of modern day living.

Approached by a fine sweeping gravelled driveway, you're lead to plenty of parking and access to the quadruple cart lodge.

With a proud exterior, both magnificent and homely, as soon as you enter Mill Farmhouse you feel a great ambiance and a lovely welcoming feel.





The character within the sitting room is superb with exposed ceiling timber and a fine brick hearth fireplace which is home to the wood-burning stove.

For formal entertaining, the dining room is perfect and has great atmosphere, enjoys the character of more exposed beams.

The heart of the home is the wonderful kitchen/breakfast room. Flooded with plenty of natural light and space, this is such a pleasant room to enjoy. The Brian Turner handmade kitchen provides plenty of storage, whilst the superb island unit with granite work surfaces make this a perfect cook's kitchen.

Furthermore, a garden room offers great views of the outdoors and access to the terrace, whilst there's also a well-appointed utility room and two separate cloakrooms.





The spacious hallway is home to a well-crafted oak staircase which leads you to a galleried first floor landing.

“Some of the oldest parts of the property are believed to date back to the 1600s.”

The principal suite is a delight with its vaulted timbers; it is such a lovely, spacious, bright and airy room. The walk-in dressing room is sumptuous as is the en-suite bath and shower room. The guest bedroom is equally as lovely with a walk-through dressing room and en-suite shower room. Two further well-appointed bedrooms, and a family bath and shower room, complete the first floor.





Mill Farmhouse offers country living at its best. The grounds extend to approximately 3.75 acres (stms) and offer a wonderful and private slice of the Norfolk countryside. Extensive lawns, mature planting, specimen trees and boundary hedging create a wonderful space, whilst you even have your own small lake which attracts an abundance of wildlife.



Nestled to the right of the driveway lies a traditional timber-framed barn, exuding rustic charm and potential. This barn presents a versatile space which could be so much more than its current storage functionality.



With planning consent for conversion, into a dwelling with four bedrooms, the prospect of transforming this barn into a personalised space or unique guest accommodation beckons.





First Floor
Approximate Floor Area
1,375 sq. ft.
(126.59 sq. m)



Second Floor
Approximate Floor Area
1,150 sq. ft.
(106.59 sq. m)



Outbuilding
Approximate Floor Area
472 sq. ft.
(43.83 sq. m)



Sun/Workshop Floor
Approximate Floor Area
453 sq. ft.
(41.83 sq. m)



Sun/Workshop Ground Floor
Approximate Floor Area
850 sq. ft.
(78.27 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

Snetterton

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled in the heart of Norfolk, Snetterton effortlessly blends rural tranquillity with a touch of vibrant charm. The village, surrounded by picturesque landscapes, offers a lifestyle which resonates with those seeking a perfect balance between nature and modern amenities.

Snetterton's allure lies in its scenic countryside, where rolling fields and meandering paths invite residents and visitors alike to explore the great outdoors, including walks along the River Thet.

Within the village is a visitor centre for the World Horse Welfare, an international charitable organisation which strives for support and improvement in horse-human relations. With a day out at Hall Farm on your doorstep, a chance to discover more about these animals is within easy reach.

Snetterton's proximity to the Snetterton Circuit adds a touch of excitement to the lifestyle it offers. Motor-sport enthusiasts can witness thrilling races and events, infusing the

village with an energy which contrasts with its laid-back countryside vibe.

Take some time to explore the nearby market town of Attleborough, where you may start your journey with a visit to St. Mary's Church. A beautiful Saxon church, with an impressive tower and intricate architecture, this stands as a testament to the town's heritage.

Head to Queen's Square, a lovely green space perfect for relaxation, a great spot to enjoy a picnic. In the heart of the town, this area is close to the many amenities the town offers, from a doctors to a range shops.

Snetterton's location close to the A11 means that there is easy access to two popular cities. Head just over 20 miles to the north east and reach the cathedral city of Norwich. Discover a vibrant city full of amenities, cultural delights, a national rail service, and an international airport with regular flights to Amsterdam.

In the opposite direction, and around 40 miles to the south, the world famous city of Cambridge is within easy reach and offers great business exploits, shops, riverside adventures, and more.



Note from the Vendor



“Whilst there are many favourite spots in the home, the lake is a lovely outside space.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Air source heat pump with underfloor heating to the ground floor. Ultra-fast broadband internet connectivity. There are solar panels to the cart lodge, which also contains an EV charger.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2321-3035-9202-2334-0204

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: ///annual.grove.obviously

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SOWERBYS



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