



Mill House
Mill Hill | Salhouse | Norfolk | NR13 6RU

SERENITY AND SECLUSION



“Hidden away at the end of a little no-through lane, within a conservation area in the heart of a pretty Broadland village, this house enjoys a high degree of privacy and is refreshingly relaxing and peaceful. Open fields and mature trees around, the Broads a short walk away and glorious countryside on the doorstep, this is a great setting, yet it’s only a fifteen-minute drive from Norwich and accessible by train too.”



KEY FEATURES

- An Attractive and Spacious Cottage situated in the Popular Village of Salhouse
- Three Bedrooms and a Family Bathroom
- Kitchen with Separate Utility and Shower Room
- Two Reception Rooms and a First Floor Study/Home Office
- Beautiful Landscaped Garden with a Pond and Shed
- Double Garage with Storage Above and a Workshop
- The Accommodation extends to 1,540sq.ft
- Energy Rating: D

This spacious and attractive cottage dates back to 1804 and makes a wonderful family home, perfectly positioned in an enviable location. Well maintained and updated by the current owners, it's been a very happy home and has a lot to offer.

In Demand Yet Tucked Away

Salhouse is a popular Broadland village and this cottage sits within its conservation area, but it's down the end of a lane with just one house beyond, so there's no passing pedestrians and the only cars are those heading to the neighbour. This means you get all the joys of life in this desirable village but barely anyone even knows your house is here. It was this setting that drew the owners here, over 20 years ago. "We couldn't find anywhere that ticked all our boxes and we had been renting for a couple of years when we found this. It was well worth the wait!"

Attractive And Airy

The charming interior is full of character yet surprisingly spacious and well proportioned. Coming into the reception hall, you can see right down the property and through the dining area to the garden beyond. The main sitting room is found to your left and is a lovely dual aspect room with windows to the west and double doors to the east, so it gets the sun throughout the day. The country-style kitchen has a lovely range cooker, as well as a modern oven and hob for convenience. There's room for a table in here, which means you could use the dining room as a second sitting room or playroom. A useful utility room and shower room complete the ground floor accommodation. Upstairs, the open landing is bright and welcoming, leading to four bedrooms and a bathroom with bath and separate shower. The owners use one of the bedrooms as a study and it's a lovely place in which to work or relax, up in the trees. If that's not enough for you, there's potential to convert the room over the garage, or even the garage itself, to add more space, or perhaps bring in a useful income as a holiday let.





KEY FEATURES

Broadland Beauty

Outside there's a low-maintenance landscaped front garden. This faces west, so you get the afternoon sun here and it's a very usable space where you can sit out because there's nobody going past, so it's nice and private. To the rear is a lawned garden with a pond and the sitting room looks out over this. The owners feed the birds and get plenty of wildlife passing by, from pheasants to buzzards. It's no great surprise – beyond the end of the lane there are open fields, whilst just down the road is 32-acre Salhouse Broad. This is a lovely village with plentiful walks and a good range of amenities. Families will be pleased to hear the village primary has an excellent reputation and there's transport to the local high school. The village has a popular gastro-pub, a train station, a gym and a village hall with playground, so whilst it's quiet, it's well served. Wroxham, known as the capital of the Broads and home to Roys, the biggest village store in the world, is just a five-minute drive, while Norwich is around fifteen minutes by car. This is a great location for anyone who wants to live quietly in the countryside but doesn't want to be far from civilisation!

























INFORMATION



On The Doorstep

Salhouse is a large village which is split into two parts. The railway is found in one part and a good mile or so, the other part of the village boasts a fine pub and Salhouse Broad. There is a good range of amenities in nearby Wroxham, with Roys of Wroxham stores and supermarket, pubs, café's, and restaurants. Nearby Blofield and Blofield Heath provides shops, a fish and chip shop, chemist, hairdresser, doctors' surgery, library and school. There are good leisure facilities in Blofield too, with Plantation Park Recreation Ground not far away, bowls, plus hard and grass tennis courts also available in the village.

How Far Is It To?

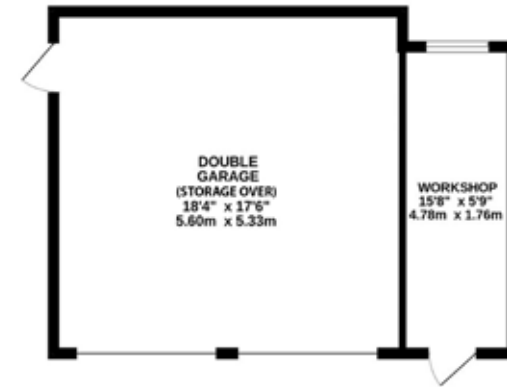
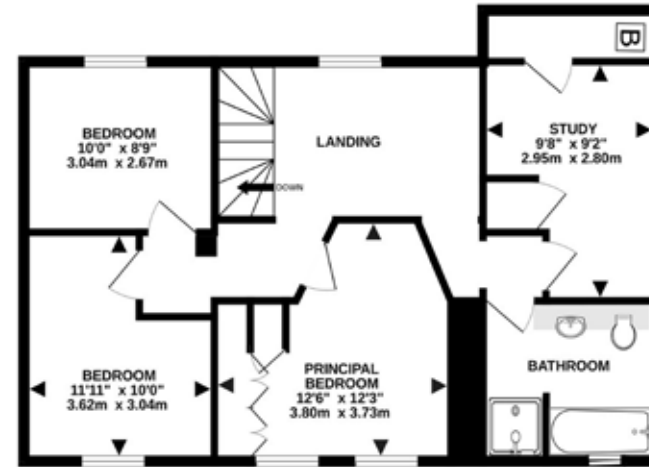
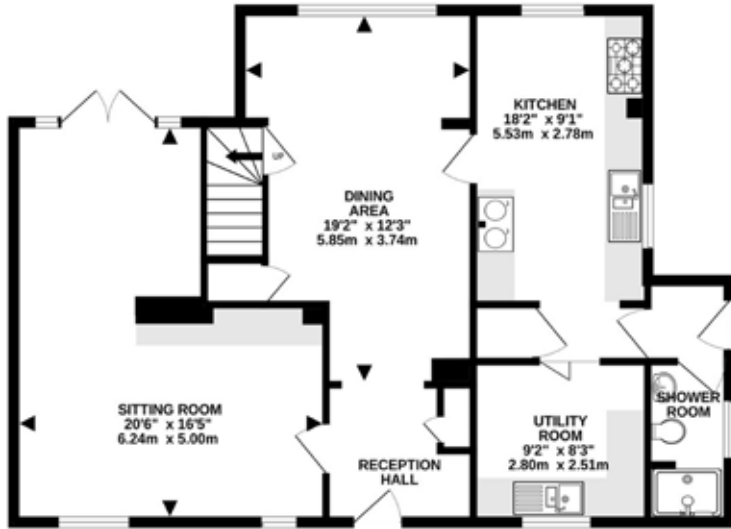
Salhouse lies 7 miles east of the cathedral city of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

Leave Norwich on the Salhouse Road, at the roundabout take the 2nd exit and stay on Salhouse Road. Go over 1 mini roundabout and continue onto Norwich Road. At the roundabout take the 1st exit onto Mill Road/ B1140 and then turn right onto Lower Street. Turn right onto Mill Hill and the property will be found on the left hand side clearly signposted by a Fine and Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Mobile Phone Signal - Varies depending on Network Provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile Availability
Broadband Available - Vendors use Plusnet
Broadland District Council - Council Tax Band E
Freehold



FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1540 sq.ft. (143.1 sq.m.) approx.
TOTAL FLOOR AREA : 1953 sq.ft. (181.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		←
(69-80)	C		
(55-68)	D	←	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive (2002/91/EC)			



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