



THE STORY OF

Mill Beck House

Aldborough, Norfolk

SOWERBYS

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Mill Beck House

Chapel Road, Aldborough
Norfolk, NR11 7NP

Built to a Very High Standard in 2016

Character Detached Residence

Three Receptions

Quality Kitchen and Bathrooms

Four Bedrooms and Two En-Suites

Air Source Heating

Established Grounds of Around 1.15 Acres (STMS)

South Facing Sun Terrace

Double Garage and Extensive Off-Road Parking

Picturesque and Discreet Village Setting

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“Our favourite spot is from the living room looking out onto the lush garden.”

Modern comforts, efficiencies, and build quality discreetly concealed within a modern home of great style and character.

Mill Beck House is a substantial detached residence built in 2016 to the highest of standards and to an individual design and specification for the present owners. The location was carefully selected for its discreet setting, enjoying a high degree of privacy within a beautifully established garden plot of around 1.15 acres (STMS).

Attractive and characterful elevations of mellow brick and rendered panels are set under a traditional pantile roof. Exquisitely built and with such attention to detail, at first glance, you may be fooled into thinking the house has been standing for a much longer period. This fastidiously executed build has ensured that Mill Beck House strikes a handsome

and timeless pose whilst benefiting from modern build qualities, luxurious elements, and excellent efficiency credentials.

Set over two floors and extending to over 2,400 sq. ft. of habitable accommodation, the house is very well-proportioned throughout with highly versatile space that perfectly embraces its glorious plot.

A central hall creates an opulent reception area and features a turning staircase to a galleried landing. A triple aspect, formal sitting room showcases a wonderful inglenook-style fireplace with a wood-burner and French doors out onto a south east-facing sun terrace.

Off the hall, you will also find a study, formal dining room, and guest WC.

The kitchen/breakfast room provides the perfect hub of the house with ample, informal dining options along with a high-quality, in-frame kitchen with breakfast bar and a suite of appliances. The kitchen is supported by a utility/laundry room.



Rising to the first floor, you will find four balanced double bedrooms. Notably, the principal suite incorporates a fitted dressing room and en suite bathroom. Bedroom two is the ideal guest suite with fitted wardrobes and an en-suite shower room.

Mill Beck House exudes quality and refinement throughout along with modern specifications like Air Source Heating (underfloor to the ground floor) and double-glazed windows and doors throughout.



Set well back from the road behind a gated driveway, Mill Beck House enjoys a high degree of privacy and discretion in wonderfully established gardens and grounds of around 1.15 acres (STMS).

A long driveway is flanked by mature soft landscaping and arrives at a courtyard area with ample off-street parking and access to a brick-built, detached double garage.

The gardens comprise a formal, lawned area directly off the back of the house with an extensive, paved sun terrace enjoying a sunny southerly aspect. The formal garden area is discreetly sheltered by surrounding trees, shrubs, and flowering beds. A narrow, gated pathway then leads through to an area of garden that feels distinctly natural. Sheltered with dappled shade from trees and shrubs, this area is a haven for the local wildlife and offers extensive opportunities for personalisation.



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



Aldborough

IN NORFOLK
IS THE PLACE TO CALL HOME



Aldborough is a charming village located in the north Norfolk countryside. Surrounded by rolling hills and fields, the village is a peaceful and picturesque retreat from the hustle and bustle of city life.

The small, yet thriving, agricultural village, has a vast village green at its heart, which is home to the annual village fayre. Nestled on the edge of the green is 'Cricketers', a quintessential Norfolk pub, which offers great food, regular live music events and even your four legged friends are invited.

There are variety of further amenities such as a shop, GP Surgery and dispensary, post office, and primary school. The local community centre hosts an array of clubs, from zumba and yoga, to amateur dramatics, art and film. There's even a green club for those interested in improving the village's environment for not just people, but the local wildlife too.

Surrounding the village, there are plenty of opportunities for outdoor activities, including

walking, cycling, and birdwatching.

The nearby coast offers stunning views, with miles of sandy beaches and rugged cliffs to explore. With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer is so popular, and it's just 8 miles away.

Push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

Overall, Aldborough is a charming and historic village, which offers visitors a peaceful retreat in the heart of the north Norfolk countryside, with the beautiful coastline not far away.



Image Credit:
West side of the Green, by Robin Stott,
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Note from the Vendor



“Moving here gave us a fantastic community and we were instantly welcomed by the locals.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Heating via air source heat pump..

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:-0646-3856-7067-9106-6885

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: ///terms.unopposed.held

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