



Mill Cottage

Flordon, Norfolk, NR15 1LX

BROWN & CO



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A delightful three-bedroom period cottage situated in a lovely pocket of south Norfolk enjoying picturesque and well-maintained gardens in a lovely waterside setting.

Acreage – 0.928 acres (stms)

£475,000



DESCRIPTION

Mill Cottage comes to the market for the first time in 33 years and represents a wonderful opportunity for a wide variety of buyers keen to establish themselves a period property with great potential whilst enjoying an incredibly idyllic setting with views over the collection of streams linking in with the river Tas.

The house dates to 1853 being constructed of traditional brick under a pitched main roof together with a separate detached garage and shingled hardstanding for a number of vehicles. Mill Cottage was originally built as two cottages until sometime after 1940 where a singular residence was created. The accommodation is spacious and well-arranged across two floors being approached at the side into the main reception hall. The focal point to the property is the open plan beamed sitting/dining room which enjoys a log burner and fine views out over the gardens. The kitchen is positioned off the sitting room and enjoys a range of wall and base units. There is a further cloakroom under the stairs.

There are three spacious bedrooms, WC and the family bathroom positioned off the main landing area which stretches across the rear façade of Mill Cottage. The bedrooms are all an adequate size and enjoy views out over the formal gardens and the stunning stream which links in with the Tas Valley and Taswood Lakes.

Much of the charm of Mill Cottage remains in the gardens which have been lovingly tended by the current owners and act as a

major feature of the house and enjoy lovely views over the water which flows away forming part of the river Tas.

The property is approached via a private track which leads off the road between Station Road and Low Road. The driveway to the house features parking for several vehicles and leads up to the double garage, behind the garage lies a large area of garden which flows beautifully alongside the stream and up to the boundary line. The main gardens circulate around the cottage and enjoy many points of interest being mainly laid to lawn with a pond and a variety of specimen trees. There is an area of woodland included within the sale which leads up to the minor road.

It is fair to say the house is now ready to be taken on to the next stage and any buyer will see this as an opportunity to live in a very special pocket of Norfolk with great potential.

LOCATION

Flordon is situated in South Norfolk and approximately 8½ miles from the University City of Norwich with all its shopping, transport and cultural facilities. Flordon is also conveniently placed for the A140 Ipswich Road and the villages of Newton Flotman and Long Stratton.

DIRECTIONS

Proceed out of Norwich via St Stephens onto the Ipswich Road. Cross over the outer ring road and continue along the A140

Ipswich Road, passing under the southern bypass. Pass Dunston Hall and Swainsthorpe and on reaching Newton Flotman turn right into Flordon Road by the motorcycle shop. After approximately 1¼ miles head onto Station Road and then continue until you reach the left turn signposted Tasburgh. Follow the road and take the next right turn and follow the track up to Mill Cottage. The property is the first house on the left.

AGENT'S NOTES-

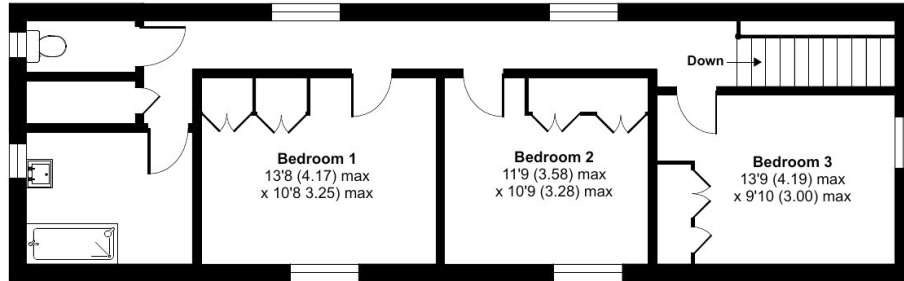
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

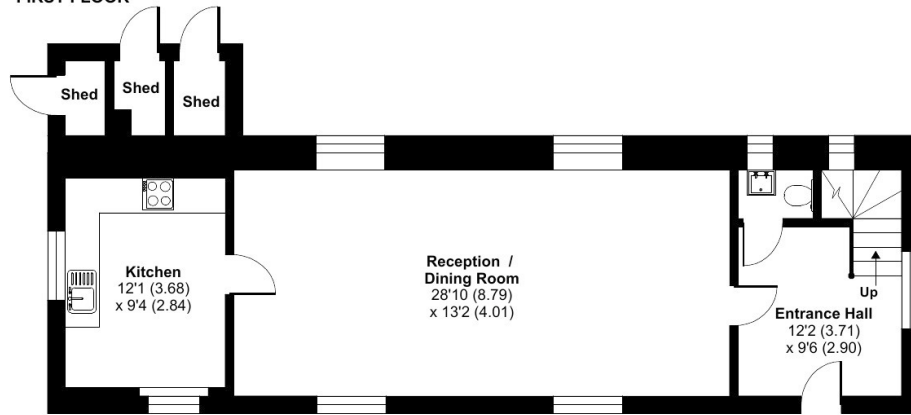
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Flordon, Norwich, NR15

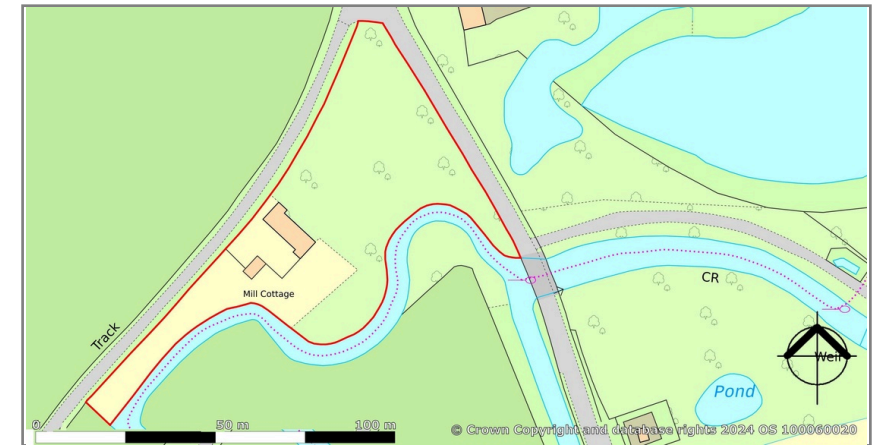
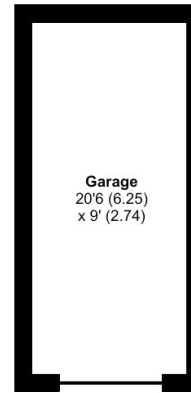
Approximate Area = 1337 sq ft / 124.2 sq m
 Garage = 184 sq ft / 17.1 sq m
 Outbuilding = 40 sq ft / 3.7 sq m
 Total = 1561 sq ft / 145 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2024. Produced for Brown & Co. REF: 1125412

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