



Mill House  
4 Mill Lane | Corton | Lowestoft | NR32 5HZ

# A NEW CHAPTER



“This beautiful Georgian house sits just inland from the coast at Corton, looking out over a pretty mill, with an attractive part-walled garden including a swimming pool. It’s full of character and very spacious throughout, with versatile family-friendly accommodation. Eye-catching and attractive, it’s also very comfortable and would be a wonderful home for any sociable couple or family, with room to entertain and make memories. Much loved by its former owners, now it’s time to turn the page – and you could be the one to write the next chapter in this appealing property’s story.”



# KEY FEATURES

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- An Attractive Detached Georgian House
- Located in the Coastal Village of Corton in Suffolk
- Benefitting from Five Bedrooms
- Family Bathroom, Shower Room and Downstairs WC
- Three Reception Rooms; Kitchen & Utility Room
- Large Well Stocked Garden & Outdoor Swimming Pool
- Off Road Parking; Garage & Workshop
- Further Brick Outbuilding & Sheds
- The Property Extends to 2221sq.ft
- EPC Rating E

With the good looks so typical of the Georgian period, the red brick exterior and large sash windows instantly appeal. Step inside and you'll find light-filled rooms with excellent proportions and some lovely features. There's scope to make the house your own and you're sure to have plenty of fun along the way, from pool parties to beach walks, magnificent family Christmases to summer barbecues in the walled garden. This is a very special place!

## Past To Present

The house is undoubtedly Georgian but not much is known of its history. It was perhaps connected to the neighbouring mill at one time. It's been in the same ownership for the past 25 years and has been a very happy home. The owners made a number of improvements during their time here, the biggest being the installation of underfloor heating in the downstairs hall and kitchen, plus a new, more contemporary kitchen. The hallway retains the original stairs, complete with beautiful turned wood handrail making a lovely feature. Other highlights include open fires and wooden flooring. All the rooms are well sized and filled with light.

## A Warm Welcome Awaits

You can enter into either end of the hallway and you'll see it runs the full depth of the house. To one side is a large formal dining room with a dual aspect, easily boasting enough room for both seating and dining, or for a stunning and very sizeable dining table – perfect if you love to host a crowd. Beyond this you enter another generous reception room, again with a dual aspect this with French doors to the south, framing views out over the walled area of garden. On the other side of the ground floor is the main sitting room, complete with open fire and views over the garden, and a large kitchen.





# KEY FEATURES

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The kitchen has been extended to one side to provide a useful breakfast area, which also makes it nice and sociable, leading to a utility room and cloakroom. Upstairs you'll find five bedrooms – all doubles – plus a bathroom and a shower room, so there's no shortage of space here if you have a big family or you often have visitors for the weekend.

## All On The Doorstep

The owners loved entertaining, particularly cooking a feast and then serving it up in the garden. Being part-walled and fully enclosed, as well as facing south, this is wonderfully sunny and warm, sheltered from the wind. The garden is made up of three different areas, with the main part to the front of the house – that's the part that faces south and has the pool – the side garden – and an extra area running down from the side garden. This part backs on to the village recreation ground and is very private indeed. The house is well placed for making the most of this area, being just inland from the coast with easy access to the cliffs and the beach. It's perfect if you love to walk or go for a run, or if you have dogs. Plenty to explore! You're also close to Corton Woods and you can enjoy trying the various paths there too. See if you can spot all the beautiful wood carvings. There are serpents, dragons and other mythical beasts. Having a pub nearby is handy, particularly because it also has a little convenience store, so you don't have to go far if you've forgotten something. You can also walk to the popular village primary school in just a few minutes.

































# INFORMATION



## On The Doorstep

Living here, you benefit from being just a short walk to the beach and local facilities like the restaurants, bars and activities that people come here to enjoy on their holidays. With Woodland, Nature Reserves and Sandy Beaches nearby you really are spoilt for choice with places to explore, walk dogs and watch wildlife.

## How Far Is It To?

The nearest town is Lowestoft with all its local amenities, shopping and beautiful sandy beach. The Lowestoft train station offers links to both Norwich and Ipswich and onward to London. Oulton Broad is 3 miles away with its nature reserves, marshes, choice of shops, cafés, parks and access to the Broads. The popular market town of Beccles is a short 11 mile drive away and the vibrant cathedral city of Norwich is just 28 miles North West with its international airport and ever increasing shopping and leisure facilities.

## Directions

From the Beccles office, head out of town on the A146 towards Lowestoft. Continue to follow the A146 through Oulton Broad until you reach the Shell Garage Roundabout and take the 2nd exit onto Normanston Drive. At the next roundabout, take the first left onto Peto Way, at the next round about take the 2nd exit onto Millennium Way and follow this round through the next set of traffic lights and when you reach the next roundabout, take the 2nd exit and continue on Millennium Way until you reach the next roundabout. Take the 3rd exit onto Corton Long Lane. Follow this road and at the end of the road, turn left until you reach Mill Lane, turn left on this road and the property will be found straight ahead

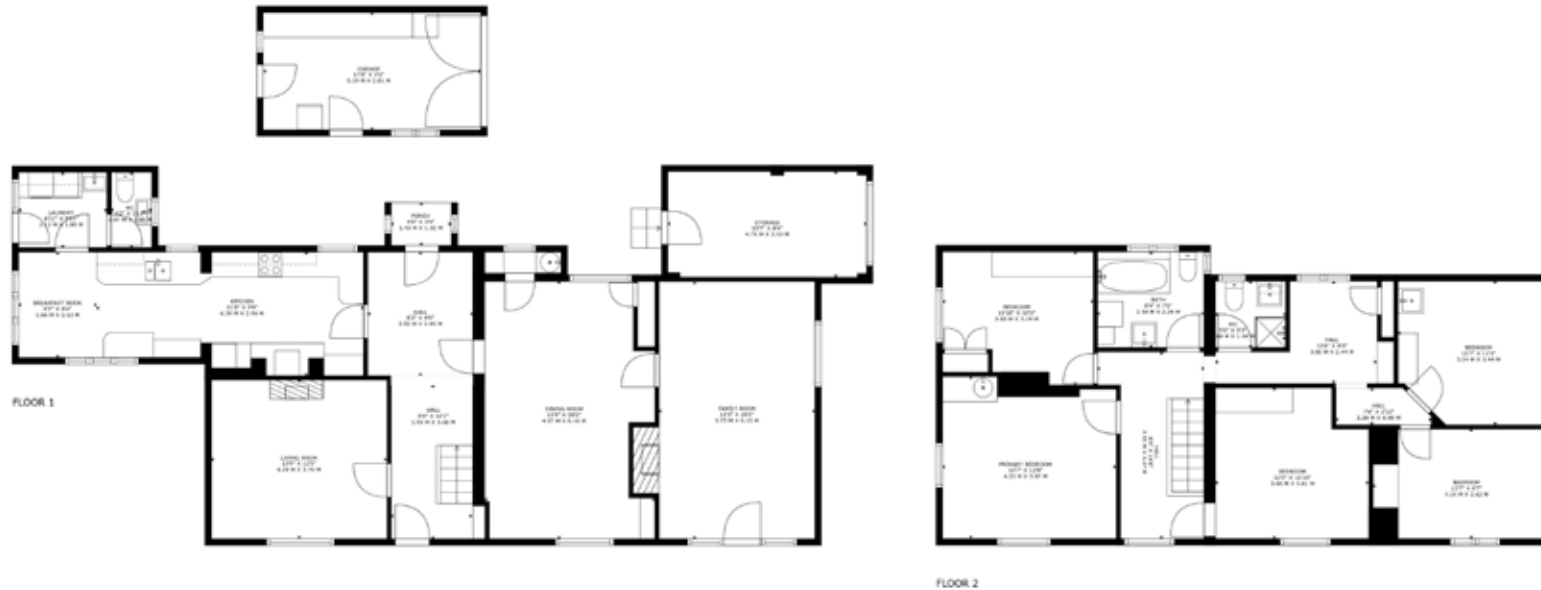
## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words///compacts.veto.loaders Services, District Council and Tenure

## Services

East Suffolk Council; Council Tax Band E (Freehold)  
Gas Central Heating, Mains Drains  
Super Fast Broadband Available (Currently supplier is BT) <https://www.openreach.com/fibre-checker>  
Mobile Phone Reception Varies depending on Network, See Link to check View mobile availability - Ofcom Checker





**TOTAL: 2221 sq. ft, 206 m2**  
 FLOOR 1: 1216 sq. ft, 113 m2, FLOOR 2: 1005 sq. ft, 93 m2  
 EXCLUDED AREAS: STORAGE: 129 sq. ft, 12 m2, GARAGE: 157 sq. ft, 15 m2, PORCH: 16 sq. ft, 1 m2

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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