



THE STORY OF

The Mill House

Snettisham, Norfolk

SOWERBYS



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POSTCODE

Spacious Detached Property

Formal Sitting Room

Kitchen/Dining Room

Utility Room

Downstairs WC

Four Bedrooms

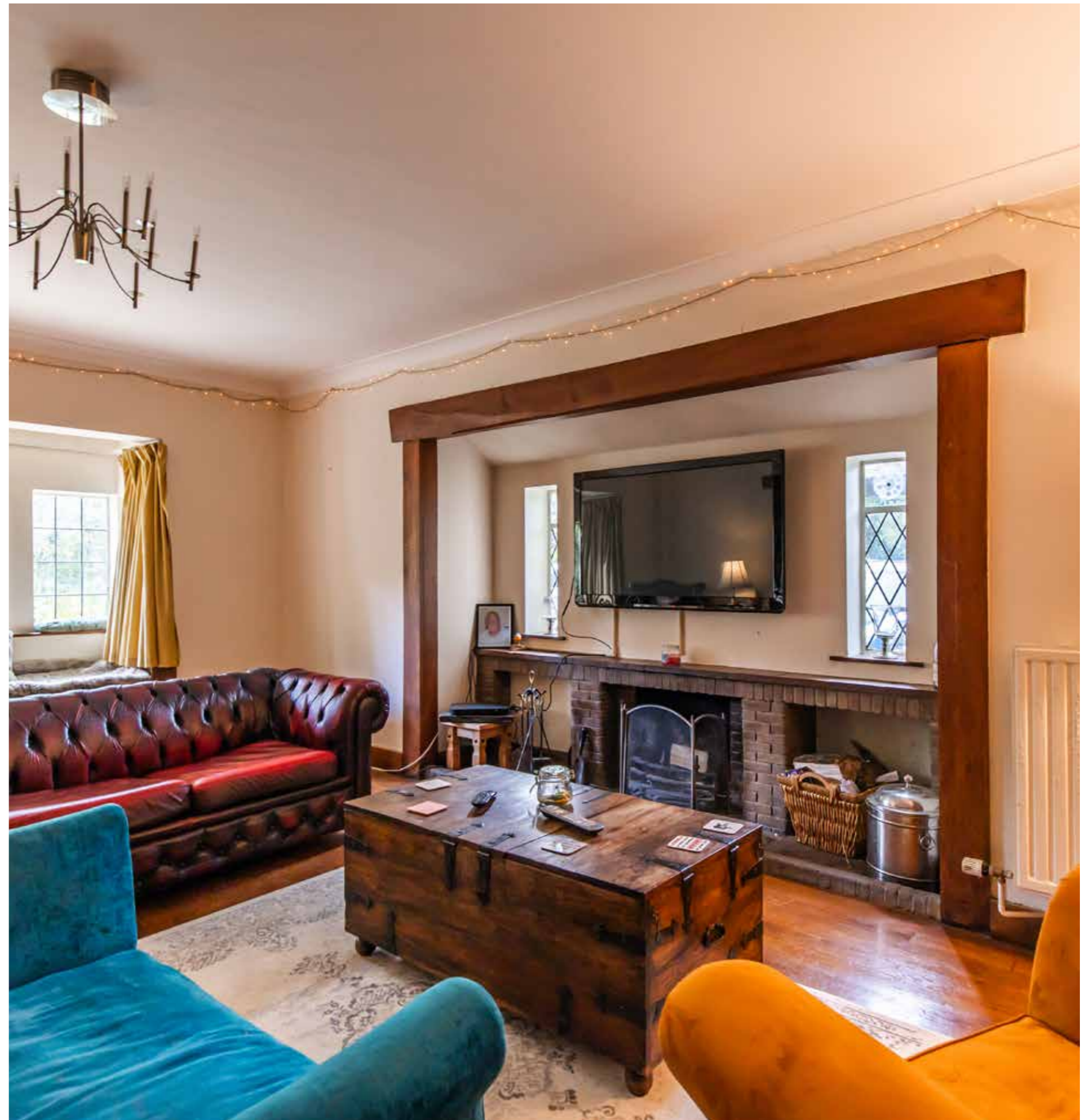
Family Bathroom

En-Suite

Drive and Garage

Beautiful Location

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Nestled in the original part of the village of Snettisham, this spacious family home offers a perfect blend of character, comfort, and picturesque scenery. The property sits gracefully on a mill pond with a working water mill, with the river Ingol running through it, providing an idyllic backdrop for your everyday life.

Step inside to find a welcoming and expansive kitchen/dining room, with captivating views of the gently flowing river just outside your window. Adjacent to the kitchen is a convenient utility room. The formal sitting room exudes elegance and warmth, making it an ideal space for relaxation and entertaining guests.

Upstairs, you'll discover four generously sized bedrooms. The principal bedroom is a true retreat, featuring an ensuite bathroom. The remaining bedrooms are well-proportioned, providing ample space for family members or guests. A modern family bathroom and an additional W.C. complete the first-floor amenities, ensuring comfort and practicality for all.

The exterior of this home is equally impressive, with a large driveway offering parking for several vehicles and a garage providing secure storage. The beautifully landscaped garden is a true haven, featuring a spacious patio area, perfect for al-fresco dining and entertaining. The lush lawn and additional seating area overlook the tranquil river.

Imagine waking up each morning to the soothing sounds of the river and enjoying your coffee on the patio as the sun rises. This home offers a unique blend of rural tranquillity and modern convenience, with the village amenities just a short stroll away. Whether you're hosting family gatherings, enjoying a peaceful evening by the river, or exploring the nearby countryside, this property promises a lifestyle of comfort, beauty, and relaxation.





The beautifully landscaped garden is a true haven.



First Floor
Approximate Floor Area
1,015 sq. ft
(94.34 sq. m)



Ground Floor
Approximate Floor Area
970 sq. ft
(90.08 sq. m)



Garage
19'8" x 19'8"
(6.00m x 6.00m)

Ground Floor
Approximate Floor Area
388 sq. ft
(36.00 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.

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Snettisham

SMALL VILLAGE, BIG REPUTATION

For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church which sits on a hill behind the village centre was built in the 14th century and has an 172ft spire that was once used as a landmark for ships on The Wash, and described by architectural historian Pevsner as, "perhaps the most exciting decorated church in Norfolk".

Diners are spoiled for choice as Snettisham is also home to The Old Bank, which was named The Good Food Guide Best Local Restaurant in 2019 and is also listed in the Michelin Guide. For coffee, brunch or an evening of wine, nibbles and jazz, try the sister business next door, The Old Store.

Snettisham is home to a RSPB nature reserve and Wild Ken Hill, a rewilding site using regenerative farming to return the land to its natural stage. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing, alongside a vibrant social events calendar.

Whatever pace you enjoy, there can be few places as appealing as Snettisham to enjoy some of the finer things in life.



Note from Sowerbys



“Imagine waking up each day to the soothing sounds of the river and enjoying your coffee on the patio as the sun rises.”



SERVICES CONNECTED
Mains water, electricity, gas and drainage.

COUNCIL TAX
Band E.

ENERGY EFFICIENCY RATING
D. Ref: 9435-3029-9208-4347-7204

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: ///cushy.denote.mattress

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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