



THE STORY OF

2 Mill Lane Cottages

West Rudham, Norfolk

SOWERBYS



THE STORY OF

2 Mill Lane Cottages

Rudham, Norfolk
PE31 8RW

Period Cottage with
Private Garden

Half an Acre Plot (STMS)

Village Location with
Field Views

Partially Renovated with
Potential to Modernise

No Onward Chain

SOWERBYS FAKENHAM OFFICE
01328 801534
fakenham@sowerbys.com

Offered to market with no onward chain, and a blank canvas for the next owner to really make their mark on this delightful cottage.

Believed to originally have been a worker's cottage for the Houghton estate, this pretty semi-detached cottage has been partially renovated. With a newly fitted kitchen and bathroom, the current owner has begun efforts to improve and modernise the cottage, adding a more contemporary feel to this period cottage. The remaining rooms such as the spacious living/dining room and bedrooms are left untouched for the next custodian to put their own stamp on them.

The cottage boasts a wonderful array of character features, with the likes of an original front door, and the living room benefits from a large inglenook fireplace. Subject to obtaining the necessary permissions, the cottage holds enormous potential to extend, turning what is currently a modest-sized home into a property better suited to modern-day living.

One of the most important features at 2 Mill Lane Cottages, is its garden. Sat on a plot of circa half an acre, the cottage is surrounded by fields and wildlife, and accessed down a private track. There is a great sense of privacy and seclusion here, leaving the next owner to open up the potential of what could be created here.

This cottage affords the next owner the opportunity to buy a slice of Norfolk countryside, and to put their own stamp on this period property.



The current owner has begun efforts to improve and modernise the cottage, adding a more contemporary feel.





First Floor
Approximate Floor Area
285 sq. ft
(26.47 sq. m)



Ground Floor
Approximate Floor Area
456 sq. ft
(42.36 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.

Copyright V360 Ltd 2023 | www.houseviz.com

West Rudham

TWO LINES ABOUT THE LOCATION

West Rudham is a small village on the A148 between the market town of Fakenham and King's Lynn. The village has a junior school and The Dukes Head pub serving traditional ales. West Rudham is well located for the North Norfolk Coast with its miles of unspoilt coastline.

There are good secondary schools at Fakenham and King's Lynn. The north Norfolk coast is a short drive away.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



Note from Sowerbys



“This cottage affords the next owner the opportunity to buy a slice of Norfolk countryside.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: [///toolbar.mammals.loitering](https://www.what3words.com/#!/en-gb/toolbar.mammals.loitering)

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

