



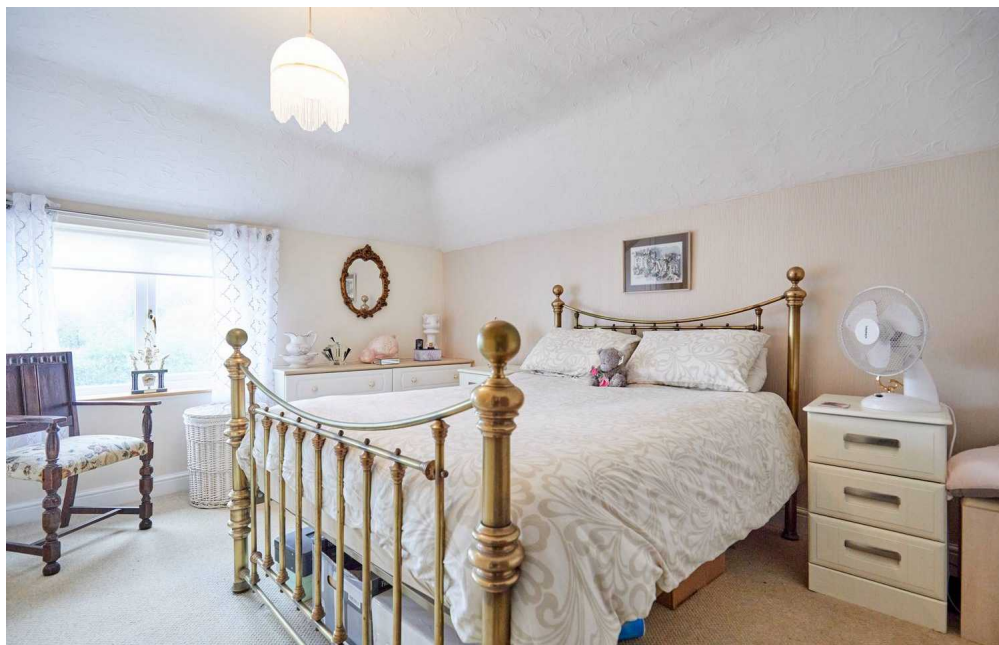
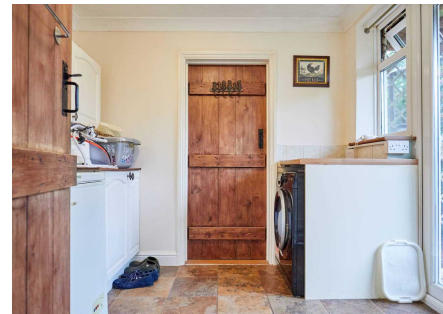
Field View Mill Road, Stokesby

£400,000 - £425,000 Freehold

This charming 3-bedroom detached character house, nestled in a picturesque locale with field views to both the front and rear, dating back to 1803, offers a rare opportunity for those seeking a blend of historical significance and modern comfort. This property has the additional benefit of being offered with no chain.

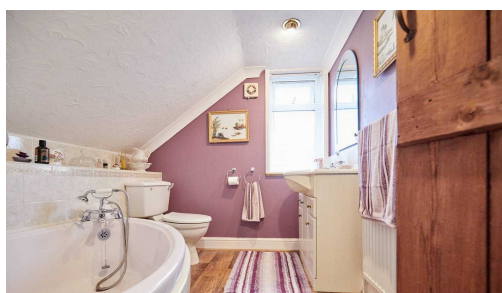
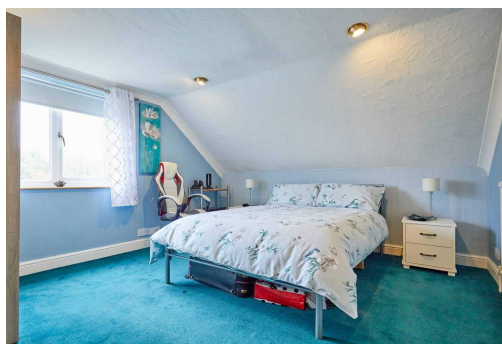
Location

Mill Road, Stokesby offers a serene rural setting in the heart of Norfolk's picturesque countryside. Nestled within the charming village of Stokesby, this location is perfect for those seeking tranquillity without sacrificing convenience. Stokesby is a stone's throw from the scenic River Bure, ideal for riverside walks and boating enthusiasts. Despite its peaceful atmosphere, the property is within easy reach of Great Yarmouth's amenities and the Norfolk Broads, providing a balance between rural charm and accessibility. With local pubs, village life, and stunning natural surroundings, this location is an idyllic retreat.



Mill Road

Upon arrival, a large shingle driveway, effortlessly accommodating multiple vehicles, is bordered by stone and flint walls, leading to the abode's captivating exterior. To the right of the driveway stands the old buttery, a testament to its storeyed past, now repurposed to house the heating system's oil tank.



To the left, the original stone and flint-fronted well adds to the property's allure.

Entering through the front door, a welcoming hallway guides you to the dining room, seamlessly connected to the well-appointed kitchen, boasting a separate utility room for added convenience. The utility room provides easy access to a three-piece shower room, thoughtfully designed for busy families or accommodating guests, while providing access to the rear of the property through French doors.

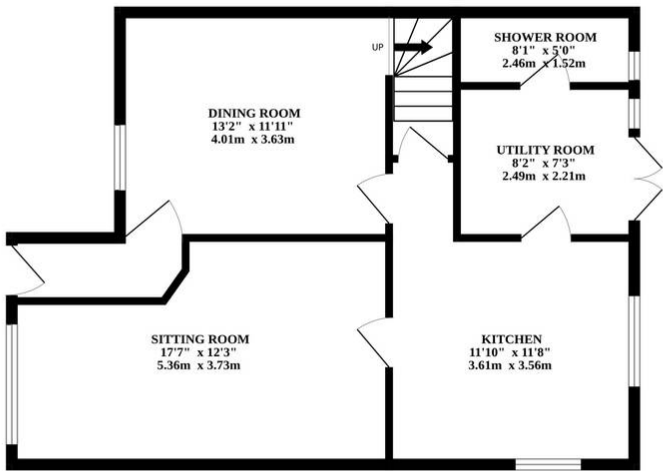
The property showcases a 17' sitting room with a working fireplace, ideal for relaxation, complemented by a 13' dining room for intimate gatherings.

Upstairs, the property comprises three well-appointed bedrooms and a family bathroom, offering comfortable living spaces for the whole family. The historical significance of the property is evident throughout, with multiple extensions and improvements enhancing the overall appeal.

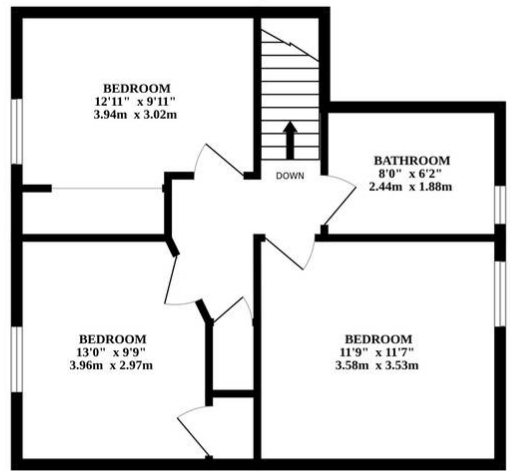
Outside, a flagstone patio at the rear transitions to a lush lawn, bordered by vibrant planting beds leading up to a charming summer house. The meticulously landscaped garden features additional patio areas, a greenhouse, and a second summer house, creating an enchanting outdoor retreat. Notably, the ancient rear wall, dating back to 1650, adds a touch of heritage to the tranquil setting.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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