



THE STORY OF

1 Mill Lane

Whissonsett, Norfolk

SOWERBYS



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Whissonsett, Norfolk
NR20 5SR

Delightful Brick and Flint Cottage

Popular Mid-Norfolk Village Location

Plot Extending to 0.25 Acres (STMS)

Deceptively Spacious Accommodation

Four Bedrooms, En-Suite and Family Bathroom

Open-Plan Kitchen/Dining Room

Three Reception Rooms

Garage and Driveway Parking

Vendors Found

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Situated in the highly regarded mid-Norfolk village of Whissonsett, this charming red-brick and flint cottage sits on a delightful plot extending to 0.25 acres (STMS), boasting significant curb appeal.

Extended over the years to nearly double its original size, this deceptively spacious cottage offers 1,693 sq. ft. of accommodation across two floors. On the ground floor, you'll find a spacious sitting room, a drawing room, and an exquisite kitchen and dining area. There's also a versatile downstairs shower room and a garden room that opens out to the enclosed, secluded garden.

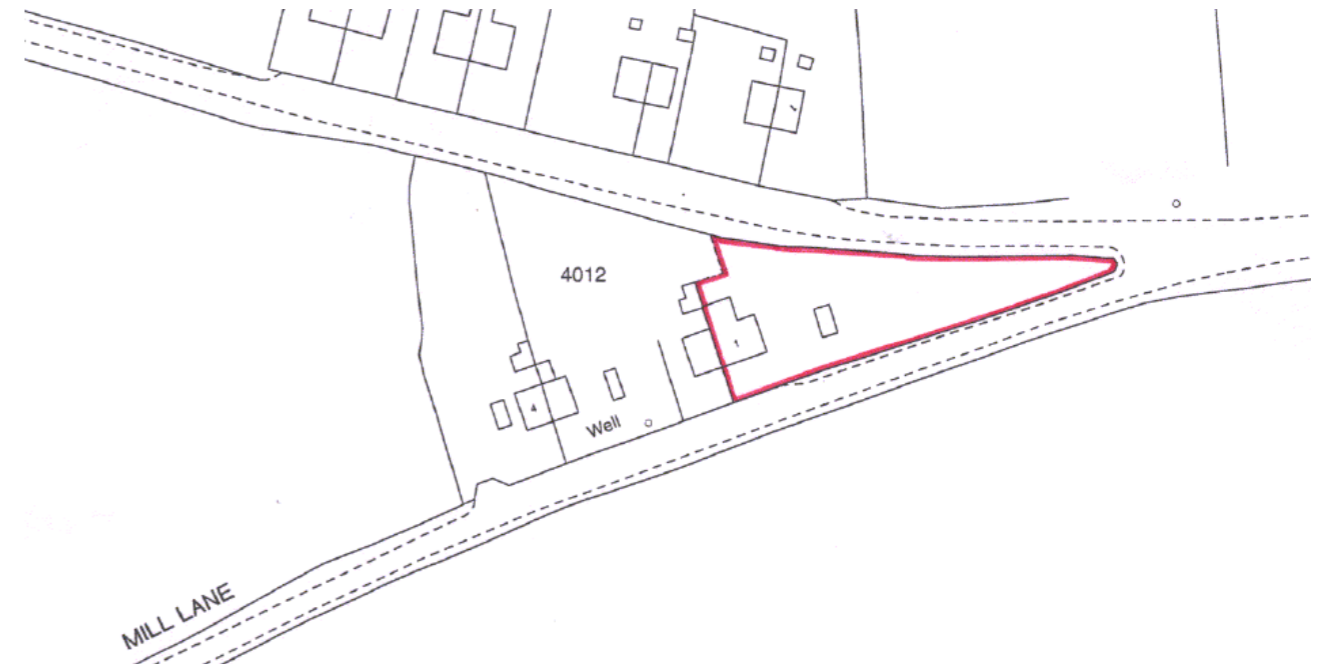
A unique layout offers two staircases. The first leads to the principal bedroom, which features en-suite facilities. The second staircase provides access to the remaining three bedrooms.

Outside, the well-maintained garden is filled with mature shrubs, offering excellent privacy thanks to its hedged boundary. A brick-built store adjoins the house at the rear of the kitchen, and there is a single garage and carport to the side, accessed via a generous shingled driveway. The front of the property features a charming country cottage-style garden with stunning views over the fields beyond.





The property is on the edge of the village. One of our favourite things about the house is the expansive views.



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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Whissonett

PEACEFUL NORFOLK
VILLAGE

Whissonett is a charming village in the heart of Norfolk, known for its peaceful countryside atmosphere and warm community feel. Surrounded by gently rolling fields and rural landscapes, Whissonett offers an idyllic lifestyle with a variety of traditional Norfolk homes and cottages. Residents enjoy the village's close proximity to scenic walking trails and open green spaces, making it a haven for nature lovers.

Nearby, the market town of Fakenham is just a short drive away, offering a range of amenities including supermarkets, independent shops, and a weekly market that draws locals and visitors alike. Fakenham also features leisure options such as the popular Fakenham Racecourse and Pensthorpe Nature Reserve, providing family-friendly attractions and outdoor activities.

To the east, the quaint village of Litcham offers its own blend of rural charm, with a historic church, a local pub, and access to Litcham Common, a designated Local Nature Reserve rich in wildlife. The town of Dereham is also within easy reach, providing a wider array of shops, eateries, and cultural attractions.

With its picturesque surroundings and proximity to well-serviced towns and villages, Whissonett is an ideal spot for those looking to enjoy Norfolk's countryside while still having convenient access to modern amenities and community life.



Note from the Vendor



“We have loved the quiriness of the cottage and the size of the garden.”



SERVICES CONNECTED

Mains water, drainage and electricity. Heating via electric night storage heaters.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 7434-2120-6409-0222-3226

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: ///unite.bootleg.fountain

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SOWERBYS

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for the homeless

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Waveney

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Charity
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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

