



Windmill Cottage
170 Hills Road | Saham Hills | Norfolk | IP25 7EZ

COUNTRYSIDE VIEWS



Located on the edge of the popular Breckland village of Saham Hills, this spacious detached family house stands on a large plot with stunning views over open countryside and features an additional paddock area to the side and rear of the house.

The paddock area is perfect for keeping a pony or livestock, or as a spectacular extension to the formal gardens.

The property has a detached double garage accessed to the front by a brick weave driveway which provides ample off-street parking for several vehicles.



KEY FEATURES

- An Executive Family Home in an Unspoilt Rural Location
- Set on a Large Plot of 0.52 of an acre (stms) with Open Field Views and a Paddock Area currently used as Garden
- Built in 1993 with Subsequent Extension
- Four Bedrooms and Two Bathrooms, One of which is En-Suite
- Open Plan Kitchen/Breakfast Room with Separate Utility Room
- Dining Room and Study
- Spacious Dual Aspect Living Room with Open Hearth Fire
- Double Garage and Brick Weave Driveway for Off-Street Parking
- The Accommodation extends to 1,901sq.ft
- Energy Rating: D

Windmill Cottage is a modern built detached property situated in a rural location on the edge of the small Breckland village of Saham Hills approximately 2 miles from the market town of Watton. "The property was originally purchased by my father and mother back in 2006," the present owners explained. "Soon after we moved in, we decided enough wasn't being made of the spectacular views of the open countryside around the house or the land to the side of the property, so we added a double aspect lounge for precisely that reason."

Perfect Home

"As a family, what attracted us to the property were the far-reaching views, while still being within easy reach of all the amenities you might need, you can enjoy the experience of being in the open countryside and surrounded by nature. We had moved from a busy city-centre location and there was a wonderful sense of freedom when we took up residence at Windmill Cottage." The property is relatively new having been built in 1993 and replacing an original 'clay' cottage which was on the site and knocked down to make way for the more modern home. "We understand that originally the property was one of several pubs in the parish," the owners said.





KEY FEATURES

Favourite Room

When asked about their favourite room at the property, they replied, "It would have to be the living room as it was designed to overlook the open countryside. On too many occasions to remember, we've been enthralled by the interesting wildlife and birdlife in the garden!" The double doors from the kitchen into the dining room make for a great flow and sense of space, whilst not losing the cosy cottage vibe. The terraced areas to the rear of the property are also perfect for al fresco dining during the summer months where you can really enjoy the unspoilt views.

The Outside

The generous plot of 0.52 of an acre is mainly laid to lawn and easy to maintain. "The land to the side of the property (which the living room overlooks) could be used for a variety of purposes, to keep livestock or even for potential development (subject to the necessary consents). We chose to keep it as extended garden during our time at the house." As might be expected given the bucolic setting, the garden receives its fair share of visitors. "A point of note would be the owls, the previous owner had several owl boxes installed on the property, and one in particular had nesting owls nearly every year. It was amazing to see the little owls take their first flights, and every evening you could sit in the living room and watch the parents go out hunting and then fly back to the nesting box!"

On Leaving

"What we will miss most is the cosy-cottage feel and the open space of the property's surroundings. There are many great walks and public footpaths nearby which were a pleasure to walk regularly and to experience nature at its purest."

























INFORMATION



On The Doorstep

Windmill Cottage is situated on the outskirts of the tiny village of Saham Hills in the heart of Breckland which is less than a mile from the neighbouring village of Saham Toney, with its excellent Church of England primary school, a weekly post office, a village shop and The Old Bell, a thriving and quintessentially British village pub. The Saham Toney Sports and Social Club features a bar, and stages regular rugby and cricket matches throughout the year. The Wells-Cole community centre also hosts many events for the local community including a dance club, a carpet bowls group, bingo and provides a venue for parties and weddings. The property is also approximately 2 miles from the popular market town of Watton, well-served by primary, junior and secondary schools, a GPs surgery, dental surgery and a chemists, along with a supermarket, post office and sports centre. Watton has a strong rural community which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows. Rail links can be found at both Attleborough and Dereham with connections to Norwich, Cambridge and London. Other attractions close by include Thetford Forest, while both the celebrated North Norfolk coast and Norfolk Broads are also within easy reach.

How Far Is It To?

The cathedral city of Norwich can be found to the east with its mainline rail link to London Liverpool Street and its international airport. The Chantry Place Shopping centre has transformed Norwich's shopping district into one of the largest retail centres in the country. The world-renowned Norfolk Broads can be found to the North East with its many waterways and rich variety of wildlife. The North Norfolk coast with its quaint villages and sandy beaches is approximately one hour's drive.

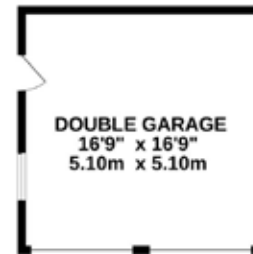
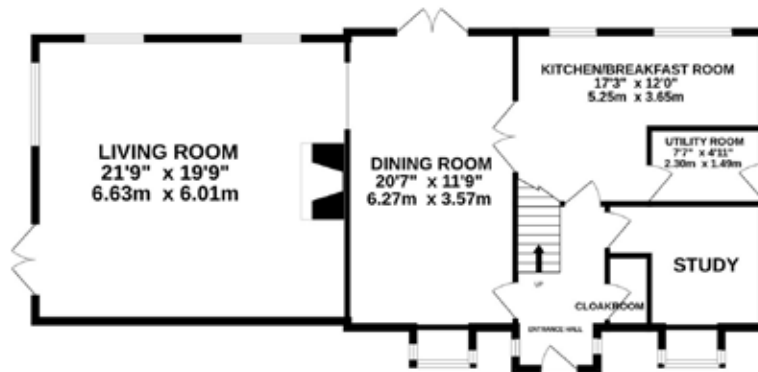
Directions

Leave Norwich on the B1108 proceeding through the villages of Barford, Kimberley and the market town of Hingham. Upon reaching Watton proceed through the market town centre, before taking a right-hand turn into Saham Road, signposted Saham Hills. Continue along Chequers Lane before taking a right-hand turn into Hills Road. Proceed for a further half a mile, whereby the driveway which leads to the property will be found on your right-hand side clearly signposted with a Fine and Country For Sale Board.

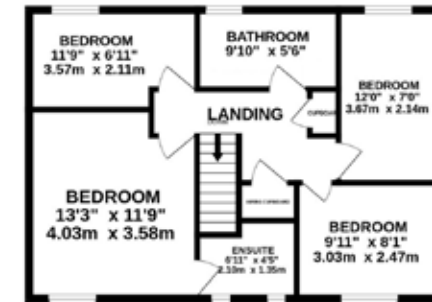
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Signal - varies depending on provider
Breckland District Council - Council Tax Band D
Freehold

GROUND FLOOR
1325 sq.ft. (123.1 sq.m.) approx.

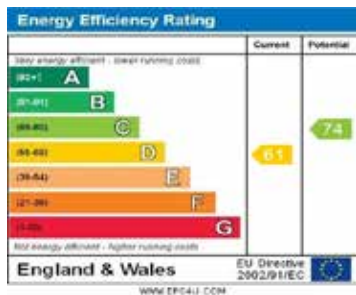


1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1901 sq.ft. (176.6 sq.m.) approx.

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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