



Mill View
Flordon Road | Lower Tasburgh | Norfolk | NR15 1LU

FINE & COUNTRY

WANDER BY THE WATER



“At first glance, this is a pretty and compact cottage – but step inside and prepare for a surprise! It’s much larger than it first appears and has plenty of character across the beautifully proportioned rooms. With an annexe and secluded garden, it’s a real delight, while the glorious green village setting, with views over the mill, is the icing on the cake.”



KEY FEATURES

- A Pretty Semi-Detached Cottage with Views of The Mill and River Tas in the Village of Lower Tasburgh
- Complete with a Self Contained One Bedroom Annexe
- Main Property has Four Bedrooms; Three Bath/Shower Rooms
- Kitchen/Breakfast Room with Inglenook Fireplace
- Separate Utility Room
- Two Reception Rooms
- Enclosed Low Maintenance Garden
- Off Road Parking
- The Total Accommodation extends to 2,007sq.ft
- Energy Rating: C

Much more than a quaint country cottage, this is a place with enormous appeal. There's lots of character, but it's all been recently renovated and finished with flair, with contemporary additions including solar panels and an air source heat pump. Adaptable accommodation will meet many needs, while the beautiful surroundings are waiting to be explored.

A Total Transformation

The property was originally built to house workers on the Rainthorpe Hall estate. When the current owners came here, the house was all but derelict and needed a lot of work. They could see the potential, especially as it had a detached flint barn, that today is joined to the main house by a contemporary extension, creating a far larger home than you might expect from the frontage. They have spent several years doing the renovations, intending to put down roots and stay here for the long-term, but due to a change in circumstances they're moving on, so you can now enjoy everything that this attractive property has to offer.





KEY FEATURES

Sociable Spaces

When you first enter into the original part of the cottage, you'll find yourself in an attractive kitchen, complete with inglenook fireplace and sociable breakfast bar. This is part open to a utility room, tucked away behind one of the staircases, and is also open to the dining room. This is another generous space, with a row of bifold doors along one wall ensuring light floods into the room. Moving through into the main sitting room, stairs rise to the principal bedroom suite, while another set of bifolds allows a close connection to the outside space. You also have another lovely fireplace with a log burner, so it's a room that beautifully blends the old and the new. Upstairs, in addition to the master suite over the sitting room, there's another two bedrooms and shower room in the original cottage up the front stairs, plus a ground floor bedroom and full bathroom, complete with an attractive slipper bath. Overall, the house flows effortlessly between the rooms and the outside space, which is something the owners were keen to achieve. The owners have recently completed the annexe in the garden, no expense spared, insulating it and kitting it out with a shower room and kitchen. It's ideal for an adult child living at home or for guest accommodation.

Relax And Unwind

From the house, you can see the mill and hear the water running underneath, which is a lovely sound, and the owners find it very relaxing. You can sit out in the private garden behind the cottage and you can't be seen by anyone. It's out of the wind and a real suntrap too. This is a quiet area and there's plenty to explore on foot, including neighbouring fishing lakes. You can also walk to the village hall, so if you're moving into the area and you want to be part of the community, you can head to one of the groups and events hosted in the hall. The owners have found the village to be a wonderfully friendly and positive place where people aren't intrusive but always look out for one another. There's also lots of wildlife around, including every kind of bird, many attracted by the river and the lakes. When you need to head to work or get the kids to school, you'll find the house is well placed for access across the area. You have Norwich, Wymondham, Long Stratton and Mulbarton within easy reach, so you're spoilt for choice with amenities.

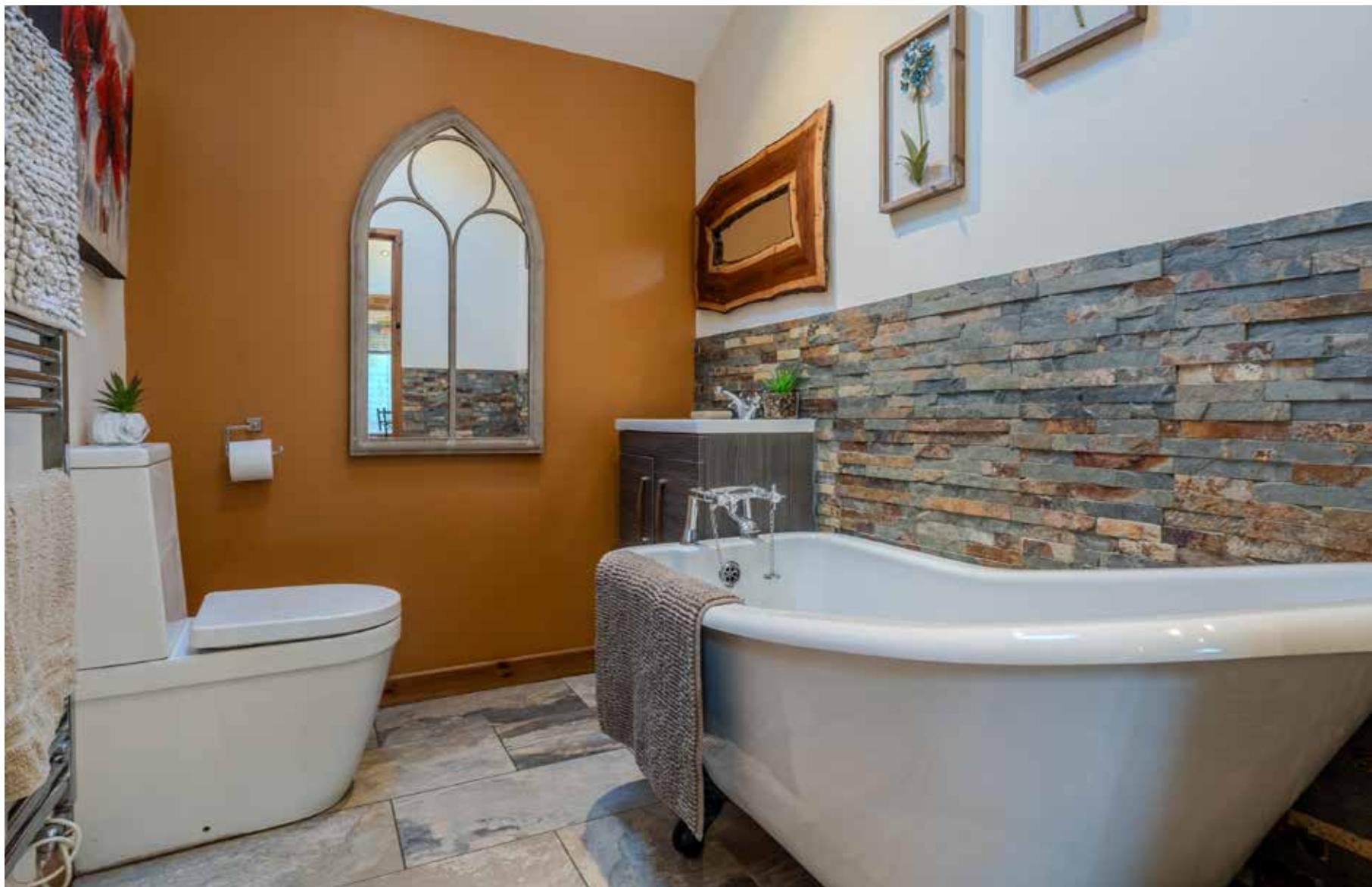




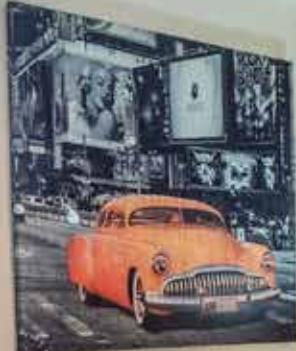








LIVE
laugh
LOVE









INFORMATION



On The Doorstep

Tasburgh is a village found to the south of Norwich. With easy access to the A140 Ipswich Road the property is only a short distance north of the larger village of Long Stratton with its range of high street stores, garage, supermarket and range of schooling. Wymondham is also close and has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge

How Far Is It To?

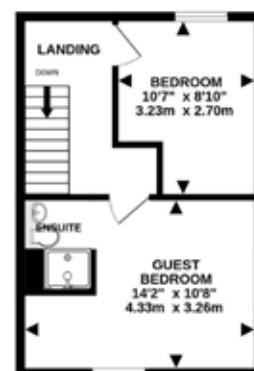
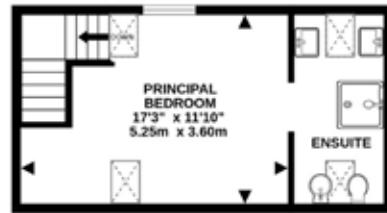
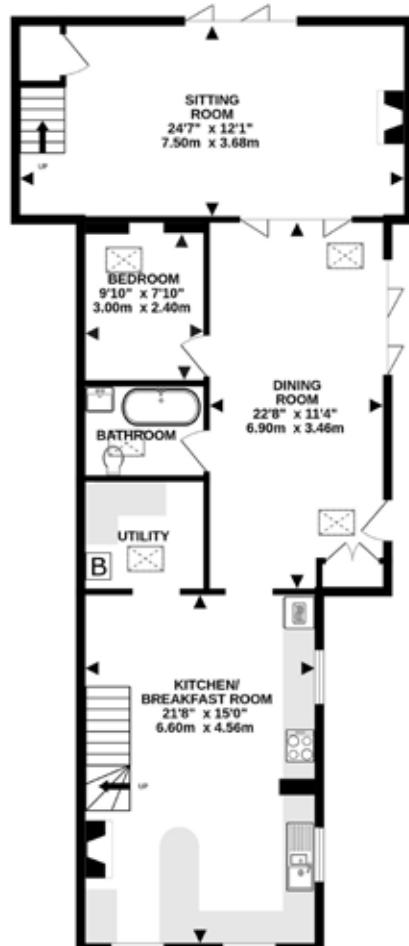
Norwich is located approximately 10 miles north with its wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The De Vere Dunston Hall Hotel is within easy access off the A140 offering over 150 acres of parkland, a spa, sauna and a fitness suite, while golfers will enjoy the golf course. The attractive market town of Diss is approximately 14 miles south west of Tasburgh with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street. Try www.diss.co.uk for more information.

Directions

Leave Norwich on the A140 Ipswich Road and pass through the villages of Dunston and Swainsthorpe. When you reach Newton Flotman turn slight right and follow the road through countryside and continue onto Station Road. Turn left and proceed down the hill and over the bridge, where you will see the Mill on the right hand side and Mill View will be on your left clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Air Source Heating, Mains Water, Mains Drainage
Broadband Available - vendor uses SKY
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Tax Band C
Freehold



FLOOR AREA - HOUSE (EXCLUDING ANNEXE) : 1641 sq.ft. (152.4 sq.m.) approx.
TOTAL FLOOR AREA : 2007 sq.ft. (186.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B-I)	A		85
(B-II)	B		
(B-III)	C		
(B-IV)	D		
(B-V)	E		
(B-VI)	F		
(B-VII)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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