

A photograph of a traditional red brick cottage with a stone chimney, a grey door, and several windows with black frames. The cottage is surrounded by a garden with various plants, a small tree, and a stone planter. The sky is clear and blue.

THE STORY OF

# Mill Cottage

*Sculthorpe, Norfolk*

SOWERBYS



THE STORY OF

# Mill Cottage

Lynn Road, Sculthorpe, Fakenham, Norfolk  
NR21 9QG

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Tranquil Setting

Four Bedrooms in the Main House

Opposite the Award-Winning Sculthorpe Mill

Income Potential with Successful Airbnb

Set within 0.5 Acres (STMS)

Mature Landscaped Gardens

Off Street Parking

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4

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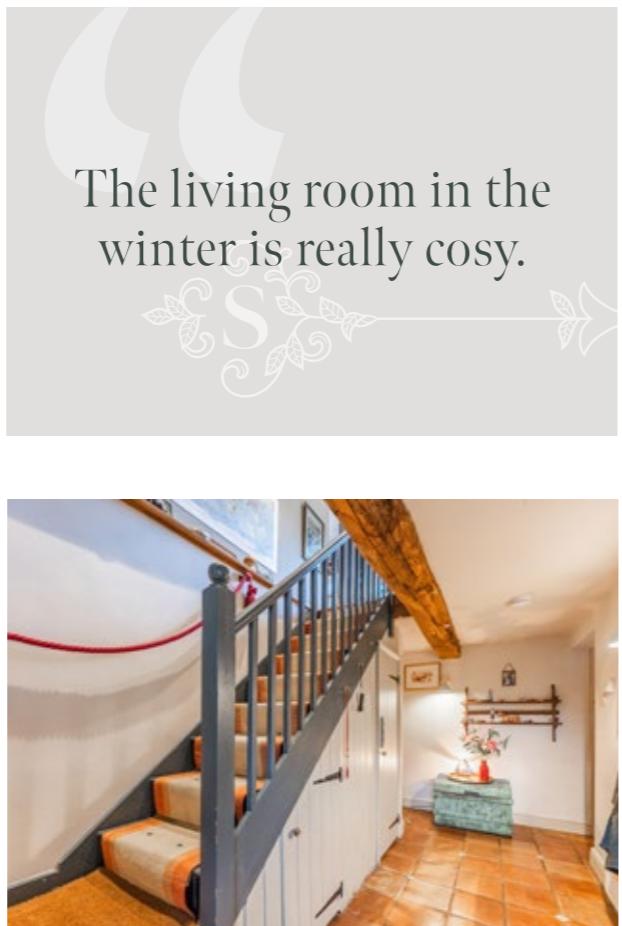
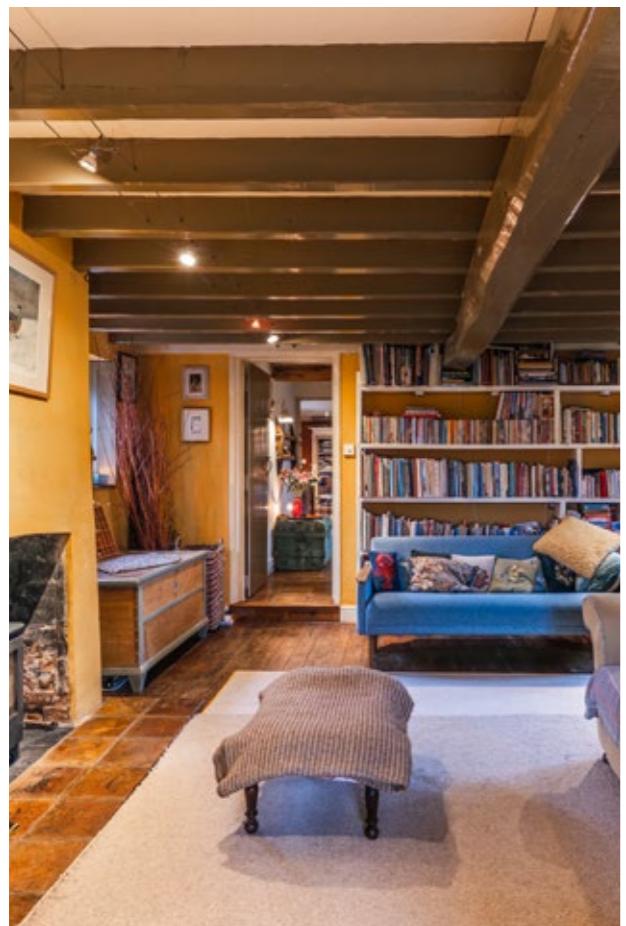
A new home is just the beginning

Tucked away within approximately half an acre (STMS) of beautifully landscaped gardens, this enchanting period cottage offers a rare opportunity to enjoy a secluded countryside lifestyle. Positioned opposite the iconic Sculthorpe Mill, near the market town of Fakenham, the property effortlessly blends timeless character with flexible living.

The cottage is rich in period features both inside and out, with traditional brick and flint elevations, exposed beams and a welcoming wood-burning stove forming the heart of the sitting room, perfect for those cosy evenings after winter countryside walks. The accommodation is both versatile and well considered, offering a ground floor bedroom with en-suite, ideal for multi-generational living or single storey living, while upstairs are three further bedrooms served by a family bathroom.



5



The living room in the  
winter is really cosy.





Outside, the mature and thoughtfully landscaped gardens provide a peaceful retreat, with a sense of privacy and connection to the surrounding rural landscape. Within the grounds sits the charming "Director's Shed", a fantastic and highly successful Airbnb generating an excellent income stream. Equally, it offers an ideal space for visiting family and friends, a creative studio, or a private home office.

This is a truly special home that delivers character, flexibility and lifestyle in equal measure, perfect for those seeking a tranquil countryside retreat with income potential, all set within a desirable North Norfolk location.





Three words to describe the home would be happy, cosy, friendly.



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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# Sculthorpe

VILLAGE CHARM WITH  
EXCELLENT LOCAL AMENITIES

A scattered village, Sculthorpe has two fine pubs, 'The Aviator' on one side of the A148 and 'Sculthorpe Mill' on the other.

Sculthorpe is ideally positioned for the North Norfolk Coast with its many attractions and golf courses. There's also the Sculthorpe Moor Nature Reserve run by the Hawk and Owl Trust to reintroduce native birds to the area and to protect the natural environment.

The village is very close to the busy market town of Fakenham with its supermarket and pedestrian shopping precinct, its Thursday Market and monthly Farmer's Market. Fakenham also has a good sports centre.

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.

Situated in the village of Sculthorpe, this home enjoys a prime position directly opposite Sculthorpe Mill. The surrounding countryside offers walks that stretch for miles, providing a variety of scenic routes to explore, including a footbridge crossing over the river. The setting feels peaceful and rural, with open views and easy access to nature, while still being conveniently placed for nearby amenities and neighbouring market towns.



## Note from the Vendor



Sculthorpe Mill

"We've enjoyed learning about the history of the mill (Domesday mention) and Roman river crossings.."



## SERVICES CONNECTED

Mains electricity, oil fired central heating, shared well water supply and drainage to private water treatment plant.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

Main House: E. Ref:- 2148-3049-5204-3845-6200

Annexe: E. Ref:- 9035-6624-8000-0274-9226

To retrieve the Energy Performance Certificates 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 numbers above. Alternatively, the full certificates can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: /// prime.people.spellings

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# SOWERBYS

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