



THE STORY OF

Mill House

Stoke Holy Cross, Norfolk

SOWERBYS

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Mill House

Mill Road, Stoke Holy Cross,
Norfolk, NR14 8PA

- Substantial Grade II Listed Home
- Delightful Setting with Beautiful Views
- Five Bedrooms, Three Bathrooms
- Self Contained Flat
- Generous Reception Rooms
- Period Features
- Outbuilding with Store Rooms
- Garages and Gated Parking
- Potential to Improve

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“... lovely views of the Tas valley and river to the front...”

Mill House is a substantial Grade II listed former millers house located on the banks of the River Tas and set within a most desirable village approximately five miles to the south of the Cathedral City of Norwich.

Currently in need of some updating, the property still retains a wealth of period features and character. The accommodation is set over three floors and comprises a bay fronted entrance hall with barrel ceiling and access into the inner staircase hall. To the front off the entrance hall is a bay fronted dining room with a fireplace, cornicing and sash cord windows.

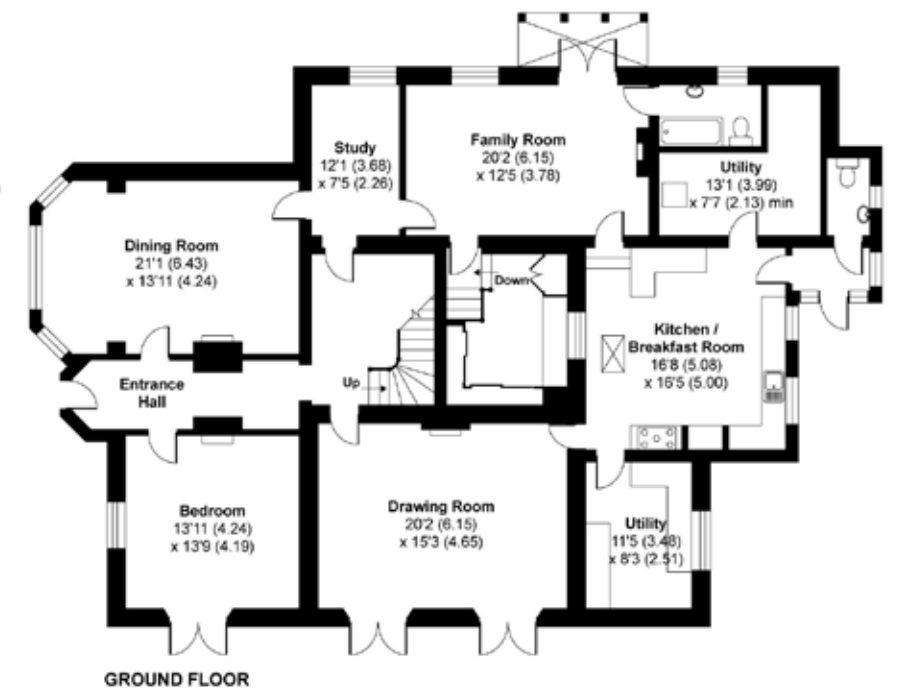
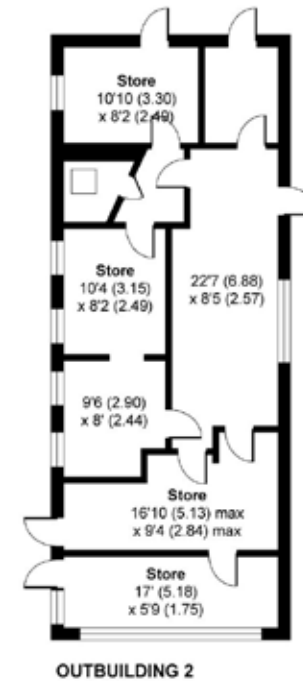
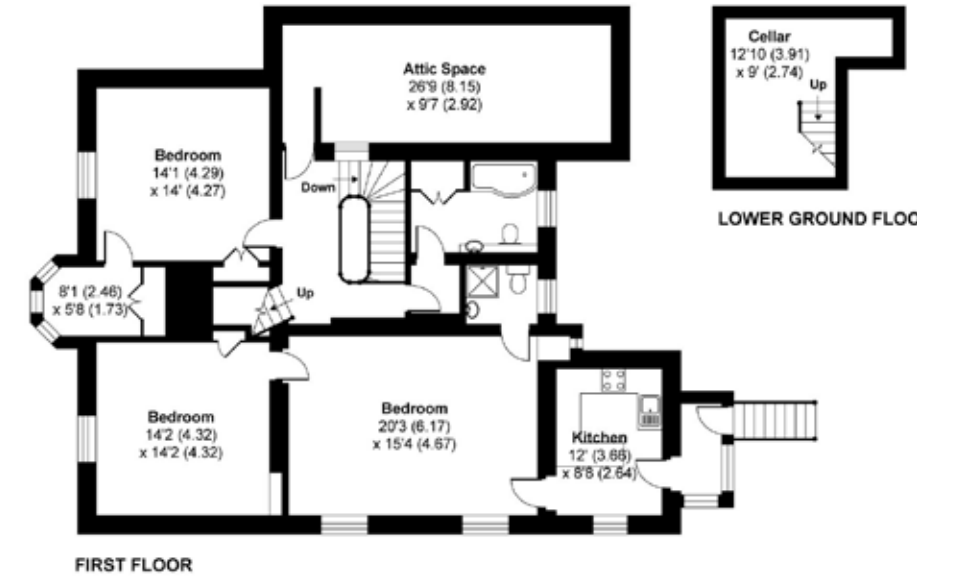
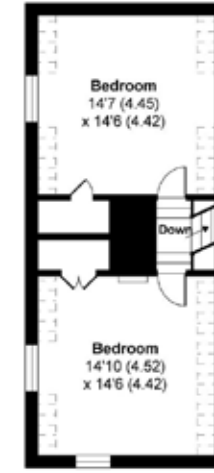
To the opposite side of the hall there is a further reception room currently used as a bedroom with french doors leading to the walled garden. From the inner staircase hall, there is an elegant Georgian sweeping staircase leading to the first floor. The drawing room to the side has two floor to ceiling french doors with shutters leading to the garden and a central fireplace. Additional accommodation includes a study, family room with french doors, kitchen breakfast room, utility room, cellar, bathroom and cloakroom.



The first floor is currently sub divided into bedroom accommodation and a self-contained flat that can be accessed via an external staircase. This area could be incorporated back in the main first floor by opening two doorways on the first-floor landing. The first floor in total comprises three bedrooms, bath and separate shower room, kitchen, walk-in wardrobe and attic storage. The top floor serves two bedrooms.



Denotes restricted head height



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.

Outside the property benefits from lovely views of the Tas valley and river to the front. The rear garden is well-landscaped and comprises mature boundary heading, flowering shrub borders, a separate garden with lawn and a terrace. Adjoining the western boundary is the River Tas. Additionally, there is a wide range of outbuildings, a garage, and gated access to a parking area.



ALL THE REASONS

Stoke Holy Cross

IN NORFOLK
IS THE PLACE TO CALL HOME



Stoke Holy Cross is an extremely popular village located approximately five miles to the south of the Cathedral City of

Norwich. The village

has several amenities that includes two restaurants, those being The Wildebeest and Stoke Mill, an active village hall, primary school, post office and fish and chip shop. There is a regular bus service to Norwich and easy access to the A47 and A140.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with

its many independent and unique businesses including shops, bars, cafes and restaurants.

Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.



Note from Sowerbys



“This property enjoys the convenience of being a brief drive away from Norwich while offering the advantages of countryside living.”

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SERVICES CONNECTED

Mains electricity and water. Gas central heating. Drainage via septic tank.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

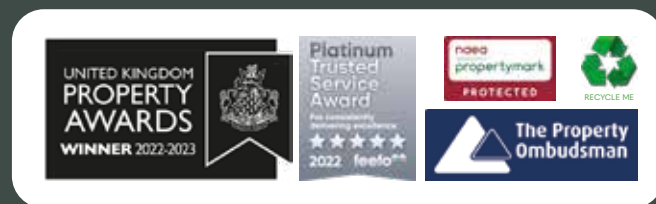
Freehold.

LOCATION

What3words: ///lyricism.tried.flirts

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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