



SOWERBYS

THE WOOL LOFT

Millstream, Church Road,
Worthing, Norfolk, NR20 5HR



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Church Road, Worthing,
Norfolk, NR20 5HR

- Beautifully Presented Character Property
- High Quality Fixtures and Fittings
- Picturesque Mid-Norfolk Hamlet Location
- Versatile Accommodation Extends to 1,712 Sq. Ft.
- Impressive 28ft10 Open Plan Living Space
- Two Further Reception Rooms
- Three Double Bedrooms
- Downstairs Shower Room, Upstairs Bathroom and Large En-Suite
- Landscaped Private South Facing Courtyard Garden
- Allocated Car Parking Spaces

Dereham Office

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Positioned within the picturesque semi-rural mid-Norfolk hamlet of Worthing, Sowerbys are pleased to present 'The Wool Loft', offering quirky period features and presented in a contemporary style with high quality fixtures and fittings throughout. For the past 10 years the current owner has undergone a series of improvements, including the conversion on the barn to the front of the property, expanding the living space to incorporate an additional reception room, bedroom and utility space.

The internal accommodation extends to 1,712 Sq. Ft. across two floors. The downstairs comprises an impressive 28ft10 open plan living space, fitted with a mixture of base and larder cupboard units, complemented by solid wood worksurfaces and a double Rangemaster cooker. Engineered wooden flooring continues throughout the downstairs, flowing from each room to the next. Double doors lead into the living room, which features a central fireplace with a solid wood mantle. This room is also fitted with three sets of patio doors, leading out onto the south facing courtyard garden. The sitting room features bi-folding doors which lead out onto the lawn and can be used for many different purposes, including an ideal home office. There is potential for this room to be used as an 'annexe living room', (stpp) along with the downstairs third bedroom that has the benefit of having a fitted en-suite shower room, perfect for multi-generation living. To the end of the property with separate access is a utility room/additional storage room.

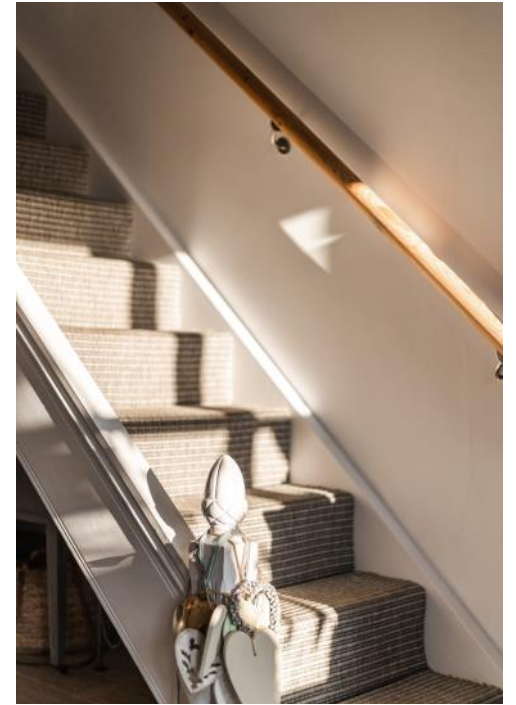
Upstairs grants access to the remaining two bedrooms, including the principal bedroom which extends to 19ft 4, featuring a vaulted ceiling with exposed beams and a set of double single glazed doors into the en-suite bathroom. Additionally, the main upstairs bathroom is accessed from the landing and serves the remaining bedroom.

Approached from Church Lane, The Wool Loft is accessed via a shared shingled driveway, providing allocated off-road parking. The converted barn is set on the boundary, providing an extremely private property. Gated access takes you through into the south facing landscaped courtyard garden. The garden has a raised decking and patio area, with an array of different plants and shrubs. Furthermore, there is a lower shingled area, housing a storage shed.













WORTHING

Worthing is an unspoilt mid-Norfolk hamlet in lovely countryside near Dereham. There are shops, a post office, and pubs serving good food within a two mile radius. The village is on the River Blackwater. There are good walks, bird-watching, and fishing available. Norwich is eighteen miles away with its wide range of shops and facilities. It has a direct London rail link and the airport is a perfect bridge to the international gateway of Schiphol Amsterdam.

SERVICES CONNECTED

Mains water, electricity, oil-fired central heating and treatment plant drainage. Telephone and broadband connected.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 8996-6729-7350-9155-2996

To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTE

The driveway for The Wool Loft is shared by the residents of Millstream.

Each resident benefits from:

- Individual parking spaces plus an additional space for visitors.
- The use of a secluded communal garden which has a riverside frontage offering riparian and mooring rights.
- Each resident is a director of the management company which helps to maintain the upkeep of the shared areas, which includes the exterior lighting and servicing of the water treatment plant.

We are aware of surface water flooding in 2020, resulting from excessive rainfall experienced throughout the country. This did result in an insurance claim which has been remedied with no further action required.



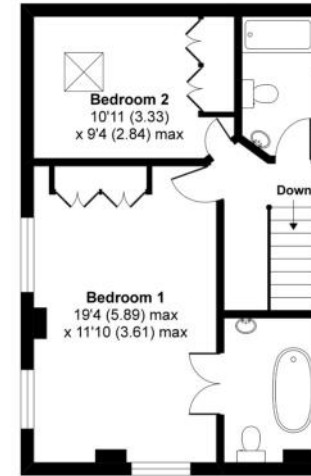
These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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.

VIEW OF WORTHING CHURCH

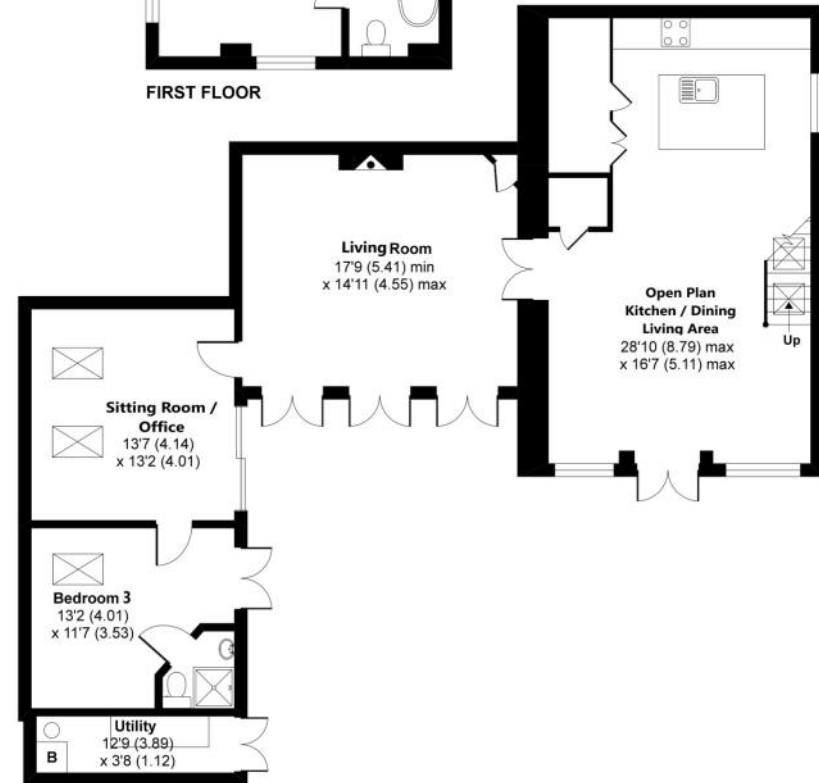


The Wool Loft, Millstream, Church Road, Worthing, NR20

Approximate Area = 1712 sq ft / 159 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

VIEW OF THE RIVER BLACKWATER



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Sowerbys. REF: 656472



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