



**Nar Cottage, Mileham**  
Guide Price £500,000

**BELTON  
DUFFEY**

# Nar Cottage

Back Lane, Mileham, Norfolk,

PE32 2PP



*A superb detached bungalow with extended flexible 3/4 bedroom, 2 bathroom accommodation, standing in 0.4 acre gardens (sts) surrounded by countryside.*

## DESCRIPTION

Nar Cottage offers a rare opportunity to purchase a substantial detached bungalow with generous, family-sized accommodation set within large gardens on the edge of this well-placed village, surrounded by open countryside. The property has been significantly extended and refurbished by the current owners to create beautifully presented, versatile living space. At its heart is an impressive open-plan kitchen/dining area flowing into a bright garden room with views over the grounds, complemented by a spacious sitting room and a separate utility/boot room.

There are 4 bedrooms along with a luxurious family bathroom and separate shower room. Additional features include oil-fired central heating, a wood-burning stove in the sitting room, a modern well-equipped kitchen, hard flooring throughout, replacement internal doors and tasteful neutral décor.

Outside, driveway parking leads to an attached garage and the gardens wrap around 3 sides of the property, extending to about 0.4 acre (subject to survey), enjoying privacy and a delightful rural outlook.

## LIVING ACCOMMODATION

The property is approached via a covered storm porch, opening into an L-shaped entrance hall with built-in cupboards and access to the principal rooms. A standout feature is the impressive open-plan kitchen/dining room, fitted with contemporary base and wall units, woodblock worktops, space for a range style cooker and ample room for family dining. The dining area flows into a double aspect garden room with views over the front garden and bi-fold doors to the rear. A separate utility/boot room offers practical storage and leads to the shower room.

The generously proportioned sitting room has a cosy yet modern feel, centred around a wood burning stove with an exposed flue, enhanced by a large Velux rooflight and French doors opening onto the rear paved terrace. There are 4 double bedrooms in total, 1 of which is currently arranged as a home office, together with a luxurious family bathroom featuring a freestanding bath and separate double shower cubicle.



## *what3words: ///retrain.silver.prowling*

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

### **OUTSIDE**

Nar Cottage occupies a prominent corner plot on the edge of the rural village of Mileham, enjoying an open outlook surrounded by countryside. The property is well screened from the road by a mature hedged boundary and approached via a gravelled driveway providing ample parking and access to the attached garage.

The gardens are a particular feature, wrapping around 3 sides and offering a variety of spaces to enjoy throughout the day. To the front is a lawn interspersed with specimen trees with a sandstone pathway leading to the entrance porch. Gated access on both sides lead to the south facing rear garden, where numerous sandstone terraces create ideal seating areas, opening onto a generous lawn with areas of wildflower planting.

Further features include a pond, pergola with log storage and mature trees along the boundaries, with hedged and fenced borders providing privacy. Outside lighting, power points and 2 taps are installed and the gardens and grounds extend to approximately 0.4 acre (sts).

### **SERVICES AND EPC RATING**

Mains water, private drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band C.

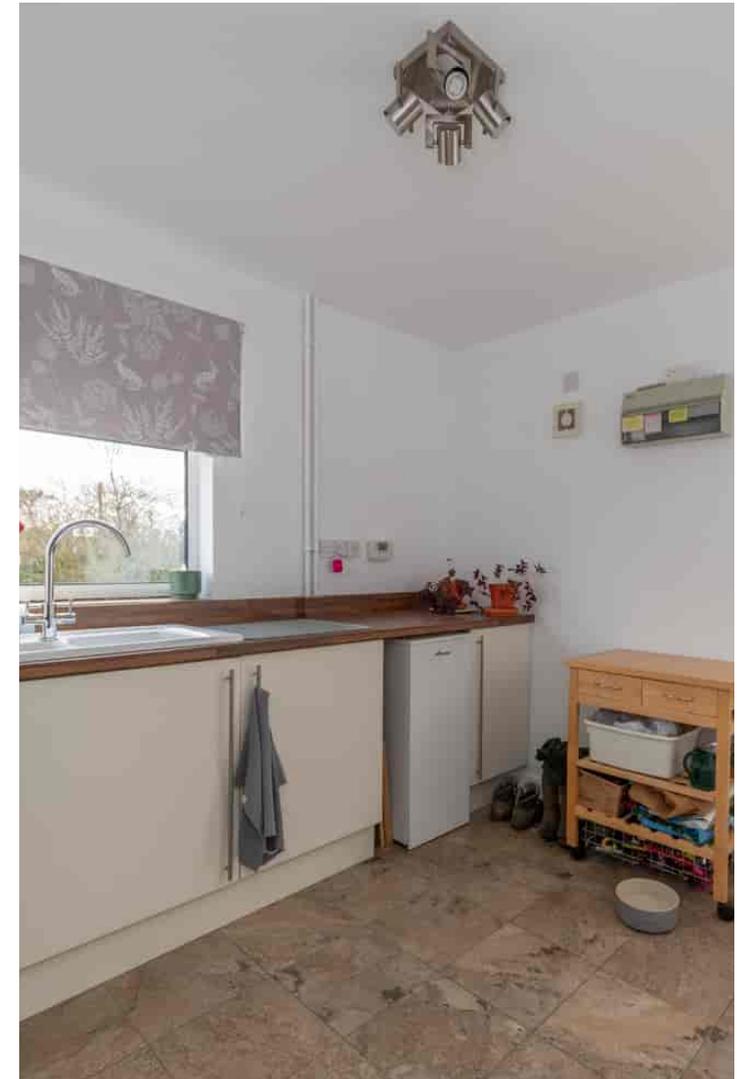
Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band C (improvement indicator applies).

### **TENURE**

This property is for sale Freehold.

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## SITUATION

Mileham is a charming village set amidst the scenic countryside conveniently positioned along the B1145 between East Dereham and Fakenham, it combines rural tranquillity with rich historical interest. The village is perhaps best known for the ruins of Mileham Castle, a Norman motte-and-bailey fortress constructed shortly after the Norman Conquest. Though only remnants remain, the site speaks to the area's medieval significance and continues to attract local historians and visitors.

Mileham offers a strong sense of community, featuring a blend of traditional cottages and modern homes. Surrounded by open countryside, it provides ample opportunities for walking, cycling, and birdwatching—ideal for those seeking a peaceful escape from urban life. Essential amenities include a Post Office/store, a village hall that hosts various social events, and a church with Peelings Coaches operating a limited private bus service on Tuesdays and Fridays.

Mileham also falls within the catchment area of the highly regarded Litcham School and doctors' surgery, located just 2 miles to the west. Altogether, the village embodies the quiet, enduring character of Norfolk's rural landscape.

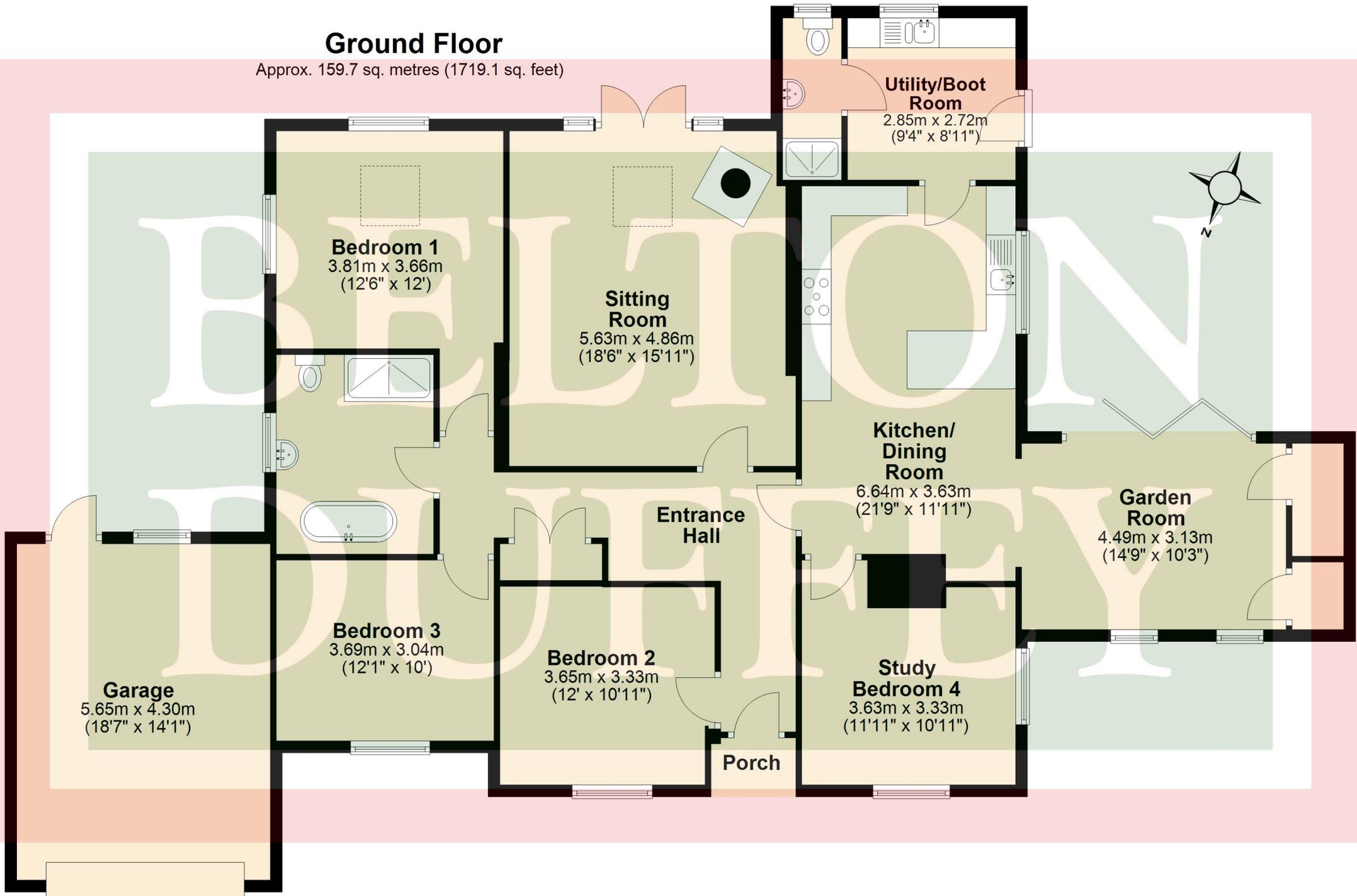






# Ground Floor

Approx. 159.7 sq. metres (1719.1 sq. feet)



Total area: approx. 159.7 sq. metres (1719.1 sq. feet)



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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