



Mill Cottage, Sculthorpe
Guide Price £850,000

BELTON DUFFEY



MILL COTTAGE, LYNN ROAD, SCULTHORPE, NORFOLK, NR21 9QG

A stunning detached residence in large mature grounds offering spacious family accommodation together with income producing annexe and home office/studio in a lovely setting.

DESCRIPTION

Mill Cottage is set in mature grounds extending to 0.53 of an acre (subject to survey) close to the river Wensum at the end of a lane leading to Sculthorpe Mill in an enviable semi-rural location, yet within easy striking distance of Fakenham and other amenities.

This outstanding residence combines the main house offering spacious family accommodation in an interesting fusion of character features and contemporary convenience, together with income producing barn annexe and another versatile vintage caravan home office/studio. The accommodation offers potential for various family requirements, including a ground floor bedroom suite in the main house and, the annexe, plus, of course, those wishing to have the option of working from home or requiring space for therapy practices, hobbies or crafts. The annexe is currently an income producing holiday let but offers scope for housing a dependent relative or nanny/care staff if required.

Mill Cottage offers a rarely available opportunity to acquire spacious and flexible accommodation of character, style and quality in a prime setting with the added benefit of large mature grounds and Belton Duffey invite your personal inspection to truly appreciate all that this property has to offer.

SITUATION

Sculthorpe is a village blessed with amenities that many other villages of its size no longer have. As well as the thriving community village hall and the primary school, there is an outdoor play area, bowling green and allotments. It also boasts the much celebrated Sculthorpe Mill country pub having been awarded as one of The Times top 100 hotels in the country. Close by nestled in the Wensum Valley, is the 45 acre Sculthorpe Nature Reserve home to and run by the Hawk and Owl Trust.

The village is 2.5 miles north west of Fakenham and 3.1 south east of South Creake. The North Norfolk coast is some 20 minutes' drive away with the nearest mainline station to London located in King's Lynn, approximately 20 miles to the west.

MAIN HOUSE

ENTRANCE HALL

Panelled front door with glazed inserts, a warm and welcoming hallway with staircase to first floor and storage cupboard under, exposed ceiling beam, quarry tiled flooring, radiator, 2 wall light points.



CLOAKROOM

WC with concealed cistern, wash hand basin.

KITCHEN/BREAKFAST ROOM

5.40m x 4.32m (17' 9" x 14' 2")

A stunning farmhouse style family kitchen with vaulted ceiling, exposed rafters, exposed brickwork and exposed pine floorboards, French doors to garden, window to rear and 2 Velux windows. Woodblock worksurface with inset Miele hob unit and storage drawers below, oil-fired Aga (available by separate negotiation), additional worksurfaces with inset sink and swivel mixer tap, spaces and plumbing for washing machine and dishwasher, space for an American style fridge freezer. Floor standing oil-fired boiler, built-in Welsh dresser unit, additional fitted shelving, column radiator.

DINING ROOM

5.05m x 5.02m (16' 7" x 16' 6")

A spacious room, ideal for family gatherings or entertaining with French doors to the garden and twin windows to front, feature fireplace with raised quarry tiled hearth, exposed pine floorboards, radiator concealed by ornate screen, ceiling recessed downlighters.

SITTING ROOM

5.22m x 4.98m (17' 2" x 16' 4")

A comfortable room, brimming with character and having windows to 3 elevations, feature fireplace with slate and tiled hearth housing cast iron wood burner, exposed and painted ceiling beams, exposed pine floorboards, 2 column radiators.

BEDROOM 4

3.88m x 3.59m (12' 9" x 11' 9")

A dual aspect double bedroom, radiator, laminate flooring, ceiling recessed downlighters. Door to:

EN SUITE SHOWER ROOM

Window to front, fully tiled shower recess, pedestal wash basin, WC, heated towel rail, dado panelling, ceiling recessed downlighters, extractor fan, access to loft space.

FIRST FLOOR LANDING

French doors and side windows to balcony, window to rear, exposed pine floorboards, double airing cupboard housing the hot water cylinder, further storage cupboard. Radiator, access to loft space, ceiling recessed downlighters.



BEDROOM 1

5.17m x 4.20m (17' 0" x 13' 9")

A large dual aspect double bedroom with an excellent range of fitted wardrobe cupboards to either side of the chimney breast, exposed pine floorboards, 2 radiators, ceiling recessed downlighters.

BEDROOM 2

5.03m x 2.41m (16' 6" x 7' 11")

Window to side with deep tiled sill, range of storage lockers, radiator, exposed pine floorboards.

BEDROOM 3

3.51m x 2.84m (11' 6" x 9' 4")

Window to front, radiator, access to loft space.

BATHROOM

Window to front, suite comprising roll top bath with hand shower attachment, pedestal wash basin and WC, attractive complimentary tiling, radiator, electric heated towel rail, radiator.

ANNEXE

Detached timber clad annexe with accommodation comprising:

ANNEXE KITCHEN/DINER

5.27m x 2.83m (17' 3" x 9' 3")

Double partly glazed doors, double glazed multi pane window to side, wood block worksurface with inset butler sink unit, island workstation with storage cabinets below. LPG range cooker, spaces and plumbing for a washing machine and dishwasher, space for under worksurface fridge and freezer, wall mounted LPG gas boiler, exposed pine floorboards, panelled ceiling with recessed downlighters.

ANNEXE LIVING BEDROOM

6.03m x 5.35m (19' 9" x 17' 7")

An impressive and flexible living space with vaulted ceiling, exposed rafters and dual aspect multi-pane double glazed windows affording natural light, stained pine floorboards, 3 radiators, feature spiral staircase to eaves storage room.

ANNEXE BATHROOM

Suite comprising roll top bath with hand shower attachment, separate fully tiled shower cubicle, wash hand basin and WC, dado panelling, radiator, extractor fan, panelled ceiling.



VINTAGE CARAVAN HOME OFFICE/STUDIO

Comprising:

KITCHENETTE - Retro style storage units, worksurfaces with inset single drainer stainless steel sink unit, 2 ring LPG gas hob, space for refrigerator.

OFFICE ROOM 1 - Retro panelled office space with dual aspect windows, cast iron solid fuel burner, column radiator, wall mounted storage lockers and exposed hardwood flooring.

OFFICE ROOM 2/SNUG - Multi-pane double glazed window to side, concealed radiator, exposed pine floorboards.

SHOWER ROOM - Shower recess, vanity unit with inset wash basin, WC, heated towel rail, window to side, cupboard housing the LPG gas boiler.

THE GARDENS

Mill cottage stands in mature grounds extending to 0.53 of an acre (subject to survey). Wrought iron gated access leads from the lane to a private driveway and turning area, ornamental dwarf hedging, mature lawns with inset specimen trees, flower and shrub beds and borders, area set aside to vegetable cultivation, open store, mature hedging to boundary.

The rear, partly walled, garden area, enjoying a high degree of privacy, is laid out for low maintenance and al fresco dining with raised decking and gravel covered hard landscaped areas including rockery and shrub beds and borders, flagstone pathways and wrought iron gated access to the lane.

DIRECTIONS

Proceed out of Fakenham on the A148 heading west in the direction of King's Lynn for approximately 2 1/2 miles and turn left at the Sculthorpe Mill public house sign. Mill Cottage is approximately 500 yards down the lane on the left-hand side.

OTHER INFORMATION

Bore hole water supply, private drainage and mains electricity. Main House: Oil-fired central heating to radiators. Annexe and Caravan: LPG-fired central heating. Main House EPC Rating E. Annexe EPC Rating E.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band D.

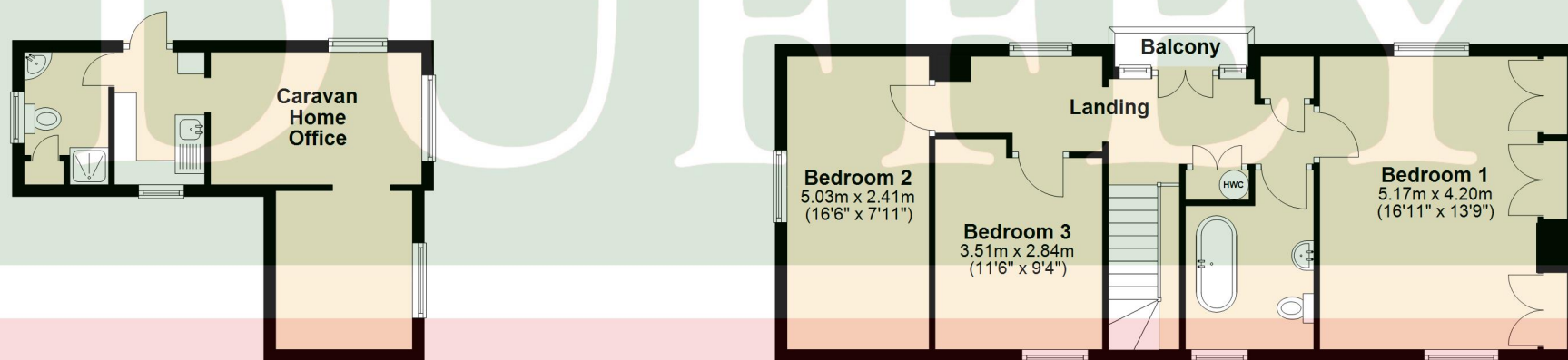
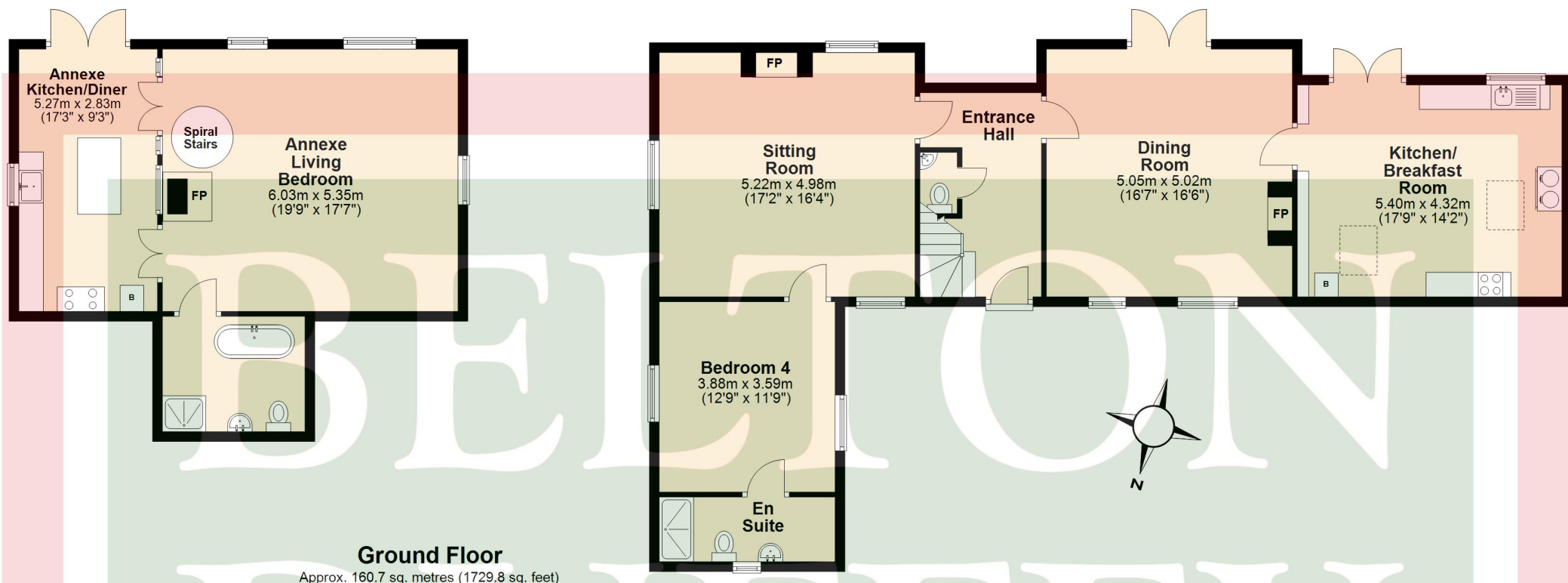
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 225.5 sq. metres (2427.1 sq. feet)



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