



The Mill House, Hindringham
Guide Price £800,000



The Mill House

Wells Road, Hindringham, Norfolk,
NR21 0PN



A period detached residence requiring general modernisation offering generous accommodation, useful outbuildings and a large mature plot all in popular village setting

DESCRIPTION

Situated just off the centre of this coastal gateway village, The Mill House is a distinguished brick and flint period residence offering very spacious and versatile accommodation which requires general modernisation together with large mature gardens and a range of useful outbuildings which offer conversion potential subject to the necessary consents.

The accommodation includes a front to back hallway, farmhouse kitchen, drawing room, sitting room, snug, study, dining room, utility/boot room, cloakroom, office/studio and galleried landing with four bedrooms plus two bathrooms on the first floor.

A particular feature is the large, partly walled and mature plot, which does require a degree of cultivation with driveway and ample parking, a period barn, attached to the main residence, with mezzanine level and two single storey sheds/barns all offering a wide range of potential uses and conversion subject to consent.

The Mill House is offered for sale with no onward chain.

GROUND FLOOR

A deep front to back hallway leads to the principal reception rooms which include the dual aspect drawing room, sitting room with garden views and dining room with secondary rooms which connect and including a snug and study. The farmhouse kitchen gives access to the rear terrace and barn/studio and there is also a large boot room/utility with cloakroom and staircase leading to an office/studio at mezzanine level.



what3words: llcheer.navy.inflicted

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

FIRST FLOOR

A particular and unusual feature of the first floor is the galleried landing overlooking the dining room. There are three double bedrooms and one single with two separate bathrooms all with fine garden views. Re-configuration to provide an en-suite principal bedroom would be relatively straightforward.

OUTSIDE

The Mill House stands in private mature gardens extending to 0.4 acre . A driveway from Wells Road provides ample hardstanding for a number of vehicles and access to the two single storey barns as well as a courtyard entrance to the property. To the rear there is a paved terrace, providing access to the larger barn and generous lawned areas with mature shrubs and trees, including productive fruit trees. There is an area set aside to vegetable cultivation and a large greenhouse. The garden is partly walled with gated pedestrian and vehicular access to Wells Road. The barns are currently used for storage, but all offer potential for conversion to ancillary accommodation, subject to the required consents. There is also a lean-to single garage, used for storage.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. Oil central heating. EPC Rating Band TBC

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

TENURE

This property is for sale Freehold.

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SITUATION

Hindringham is a well-regarded village in North Norfolk, set amidst attractive open countryside and known for its strong sense of community. Local amenities include a primary school, parish church and village hall, along with a community sports pavilion which runs a community run 'pub bar' and hosts a range of local activities and events.

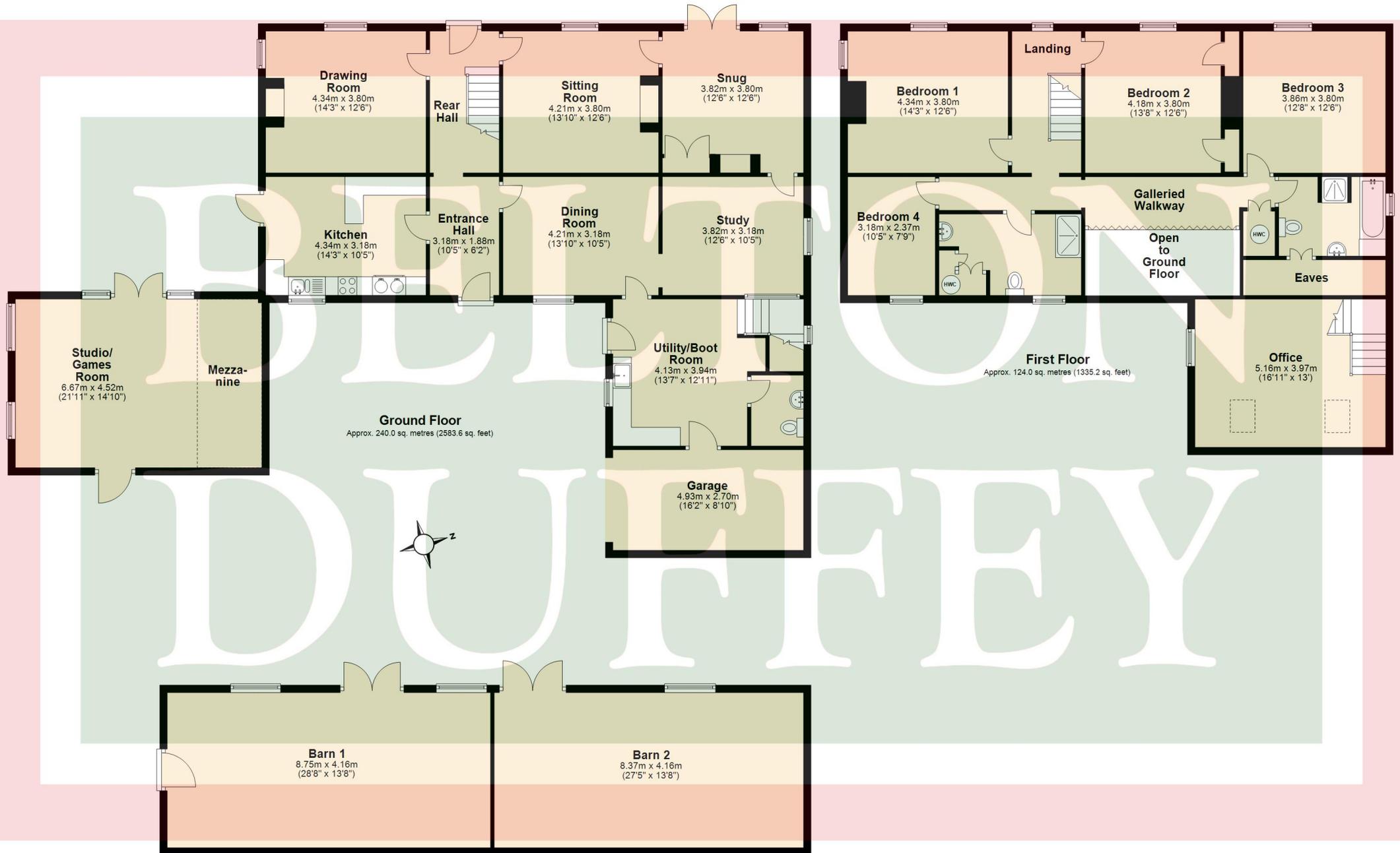
While the village itself offers a peaceful rural setting, a wider range of everyday facilities can be found in the nearby market towns of Fakenham and Holt. The stunning North Norfolk coastline is also within easy reach, with the beaches and coastal paths at Wells-next-the-Sea, Holkham and Blakeney all nearby.

The combination of countryside surroundings and convenient access to the coast and neighbouring towns makes Hindringham a desirable North Norfolk village location.









Total area: approx. 364.1 sq. metres (3918.8 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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