



Brook Cottage
18 Mill Lane | Besthorpe | Norfolk | NR17 2NL

PUTTING DOWN ROOTS



“This charming cottage has had a stylish modern makeover, combining period character with contemporary comforts.

It’s been a long-term family home and the owners have raised their children here,
with the property working well at every stage of family life.

You can enjoy the best of everything living here – you’re close to the A11 and to Attleborough,
but you also have quiet countryside on the doorstep and lots of green space around.”



KEY FEATURES

- A Charming Semi-Detached Cottage in the Village of Besthorpe
- Three Bedrooms and a Ground Floor Shower Room
- The Principal Bedroom benefits from an En-Suite WC
- Kitchen part open to the Dining Room
- Sitting Room with Inset Electric Stove
- The Rear Garden has Two Greenhouses and a Potting Shed
- The Side Garden is Paved and Secluded
- The Accommodation extends to 887sq.ft
- Energy Rating: D

If you're looking for a home in a peaceful position that's close to amenities, a cottage with no work to do, a good size but low maintenance garden, excellent transport links and access to the countryside, you need to come and see this much-loved home. It's been in the same ownership for over 40 years, which demonstrates its success for family life – come and see all that you could enjoy when you choose to make this welcoming home your own.

A Place To Celebrate

The property dates back to 1860 and was originally two cottages, housing farm workers. When the current owners came here, over four decades ago, the cottages had been opened up to make one spacious home. At the time, the property was fairly basic, but the owners could see the potential and decided to create their ideal home, raising their two boys here and now welcoming their grandchildren every week. It's a place that's been much loved by all three generations and the owners have hosted many birthday parties, Christmas celebrations and more here over the years.

Family Friendly

The layout offers a good balance of open plan living with clearly defined rooms. On the ground floor, there are two well-proportioned reception rooms to the front of the cottage, currently a sitting room with an inset electric stove and a dining room with a gas log burner. Both rooms are fitted with Karndean luxury vinyl tiles to the floor. The dining room is part open to the kitchen, so when you have people over you can have them sitting up at the table while you're cooking and you're still part of the conversation. This works well for family life too. There's access to the garden from the recently refitted kitchen, then there's a stylish contemporary ground floor shower room too.





KEY FEATURES

Upstairs, two of the bedrooms are a really good size, with a smaller third bedroom. The principal bedroom has a useful cloakroom, as well as built-in wardrobes. The two larger bedrooms face west, so you'll see beautiful sunsets from here. Currently, the second bedroom doubles as a guest room and music room and easily accommodates both. The third bedroom is currently a hobby and craft room, with good lighting which is important when you're doing finer work. The owners have found the thick walls of the old cottage to be wonderfully soundproof – particularly handy when you want to find a quiet corner in which to relax with a good book!

Private And Peaceful

Outside, the rear garden has two greenhouses and a potting shed and is used for growing fresh produce. The side garden is paved and is incredibly private and secluded. The owners have their table and chairs in the sunniest corner and confirm that it's so sheltered that it's a real suntrap on a sunny day and lovely place to sit out. Their grandchildren also enjoy playing out here, riding their bikes on the paved area or setting up the paddling pool in summer. The owners have had dogs in the past and have found this a great place for walks – you're part of the village but not on an estate and you have country lanes nearby. You can walk to the local schools and even to the station in Attleborough, so it's a very handy location. If you're looking to head out of the area, being so close to the A11 is a real benefit as it's quick and easy to travel up to Norwich or down and out of the county.





















INFORMATION



On The Doorstep

Wymondham can be found around 5 miles distant and provides a wide range of local amenities and excellent schooling with Wymondham College being rated 'Outstanding' by Ofsted offering boarding. Attleborough is just over a mile away, there are three schools in the town: Attleborough Academy, Rosecroft Primary School on London Road and Attleborough Primary School on Besthorpe Road. Attleborough also offers a comprehensive range of local facilities and amenities.

How Far Is It To?

The market town of Diss is 13 miles to the south and provides a regular rail service to London Liverpool Street station and the city of Norwich, the regional centre is just over 14.5 miles and offers a comprehensive range of commercial entertainment and cultural amenities and excellent schooling together with a main line railway station providing regular services to London and Cambridge. On the north side of the city is Norwich International Airport which caters for both domestic and international flight destinations.

Directions

Leave Norwich on the Newmarket Road/A11 and follow the signs to London/Thetford A11. Take the B1077 exit towards Diss/Attleborough. Turn left onto Norwich Road/B1077 and then left onto Mill Lane and the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

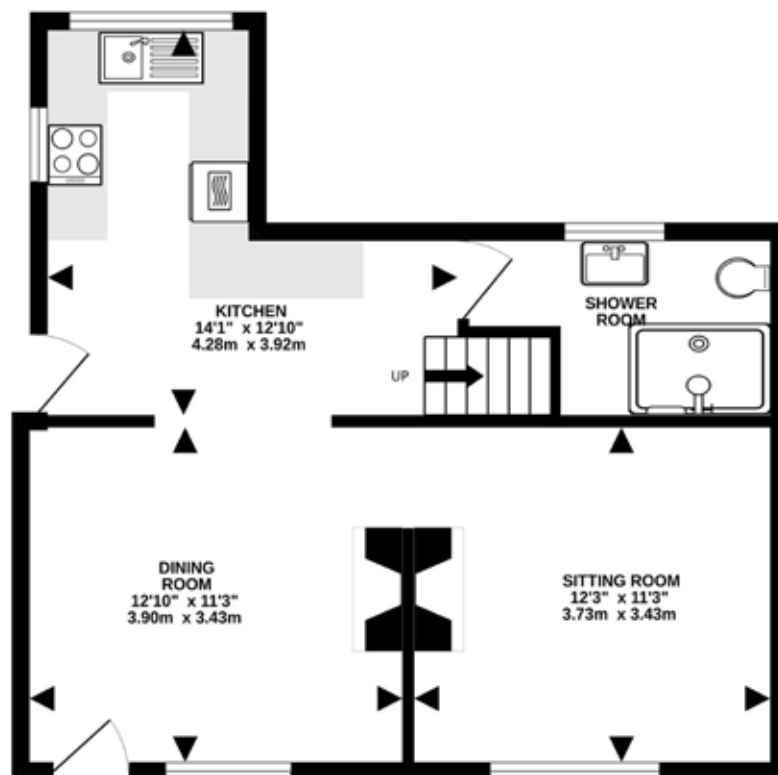
Broadband Available - vendor uses TalkTalk

Mobile Phone Reception - varies depending on network provider

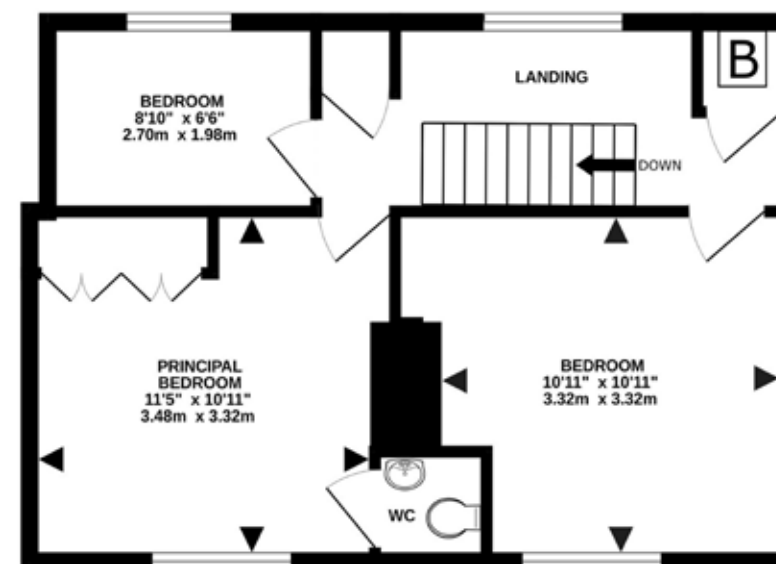
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Breckland District Council - Council Tax Band A

Freehold



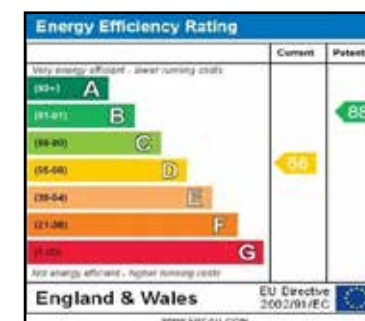
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.

TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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