



Mill Farm  
Flordon  
Norwich  
Norfolk  
NR15 1LX

Offers Over £1m







Set in 31ac of grassland with attractive views.  
Period house for updating together with a range of  
farm buildings.



**Location**  
Mill Farm is set in a quiet location away from neighbours. Flordon is a popular village located South of Norwich City centre which is approximately 8 miles away and surrounded by the unspoilt and idyllic countryside. It is within easy reach of the A140 and the thriving and established village of Long Stratton is found just some 4 miles to the South providing an extensive and diverse range of many day to day amenities and facilities. This location combines a rural setting with easy access to the wider world.







### **The Property**

Mill Farm is an historic property and was formerly the mill house to a working mill which was attached to the side. The mill race can still be seen behind and there is so much scope to extend the house should a new owner desire. Much of the original character remains in the house including fireplaces, doors and generous ceiling heights but buyers should be aware that there is work to be done to bring this property back to its former glory.

### **The Barns**

There is a range of smallholders buildings set a little way from the house which provide useful storage. In addition there is a smaller block barn lying to the side of the house.

### **Planning**

An architect has been employed to pursue the possibility of gaining planning consent on some of the barns for residential use. The outcome of this has yet to be determined. Should the property be sold prior to planning being determined an overage clause may be included.

### **The Grounds**

The property is set in approximately 3 lac of grassland and a lower area of water meadows which are particularly pretty and a haven for wildlife.

In one of the fields is a reservoir dug to allow irrigation and is fed by natural springs.

### **Access**

The access track leading from the public highway is owned by Mill Farm. There are rights for two other residential properties to use the track together with a right for the current owners to access their retained land.

### **Services**

Mains water and electricity are connected. Private drainage. Oil fired boiler providing heating to radiators.

### **Directions**

From the A140 at the roundabout north of Long Stratton, turn left onto the B1135. Continue for around half a mile and then turn right onto Low Road. In 0.6 mile turn left and then in 0.2mile turn left onto the track leading to Mill Farm.

### **Viewing**

Strictly by appointment with TW Gaze.

### **Freehold**

### **Council Tax Band – E**

**Ref: 2/18979/MS**

**Important Notice**

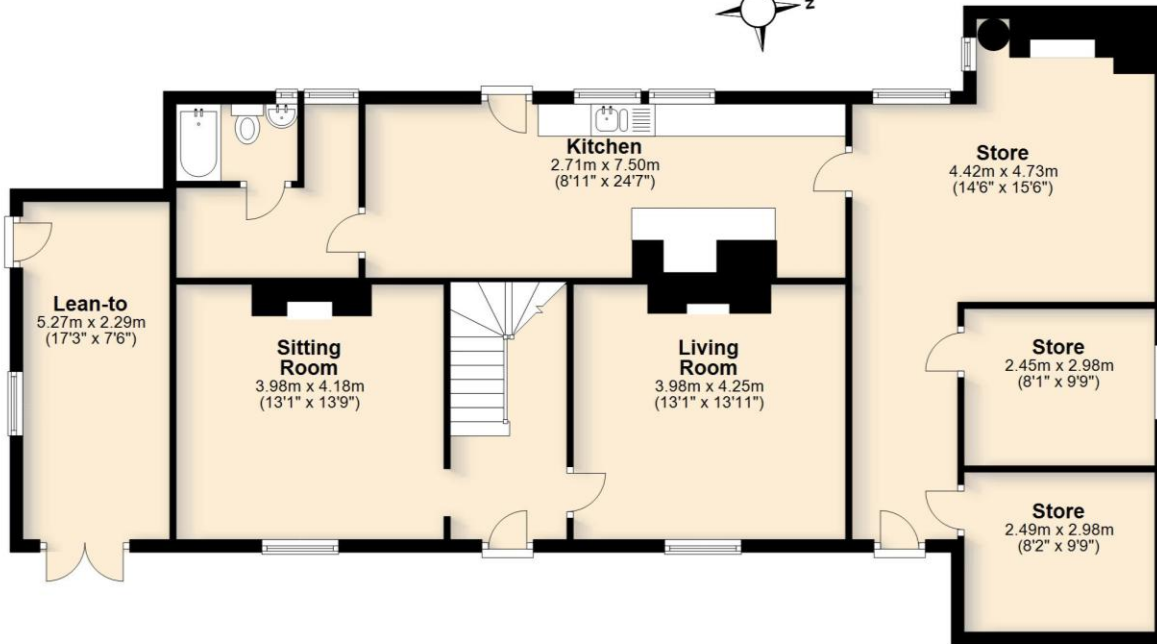
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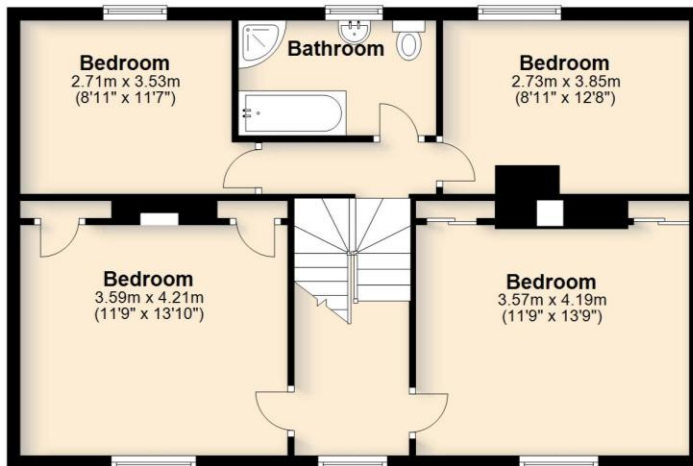
**Ground Floor**

Approx. 124.4 sq. metres (1339.0 sq. feet)



**First Floor**

Approx. 71.2 sq. metres (766.9 sq. feet)



Total area: approx. 195.6 sq. metres (2105.9 sq. feet)

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