



THE STORY OF

Mill House

Dersingham, Norfolk

SOWERBYS

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Mill House
Dersingham, Norfolk
PE31 6HY

Detached Period Home Originating Back to the
15th Century with a 20th Century Extension

Sits Within Approximately 9.5 Acres (STMS)
Including a Walnut Orchard and Paddock

Peaceful Hilltop Setting with
Panoramic Countryside Views

Spacious and Characterful Accommodation

Open Farmland Far Reaching Views

Located in Popular Village Close to
Sandringham and North Norfolk Coast

Coach House Prime for Conversion

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com





Set on the crest of a peaceful hill in the desirable village of Dersingham, Mill House is a unique and impressive detached period home with a fascinating history dating back to the early 20th century. Originally built to serve the now-lost Dersingham Mill, the house has evolved into a beautifully characterful residence, retaining hints of its industrious past while offering the comfort and elegance of a family home.

Positioned in a generous plot (approx. 9.5 acres in total, subject to survey) bordered by mature hedging, lawns, and open farmland, the house enjoys privacy, space, and far-reaching rural views, stretching as far as Sandringham.

Inside, the home is laid out over multiple historic ranges, with spacious reception rooms, cosy fireplaces, and windows offering glimpses of the surrounding countryside. Thoughtful extensions in the early 20th Century created an elegant east-west wing, and later additions include a conservatory and further living areas, all sensitively integrated to preserve the home's charm and character. An additional integral coach house offers a great opportunity for conversion into additional accommodation or garaging.





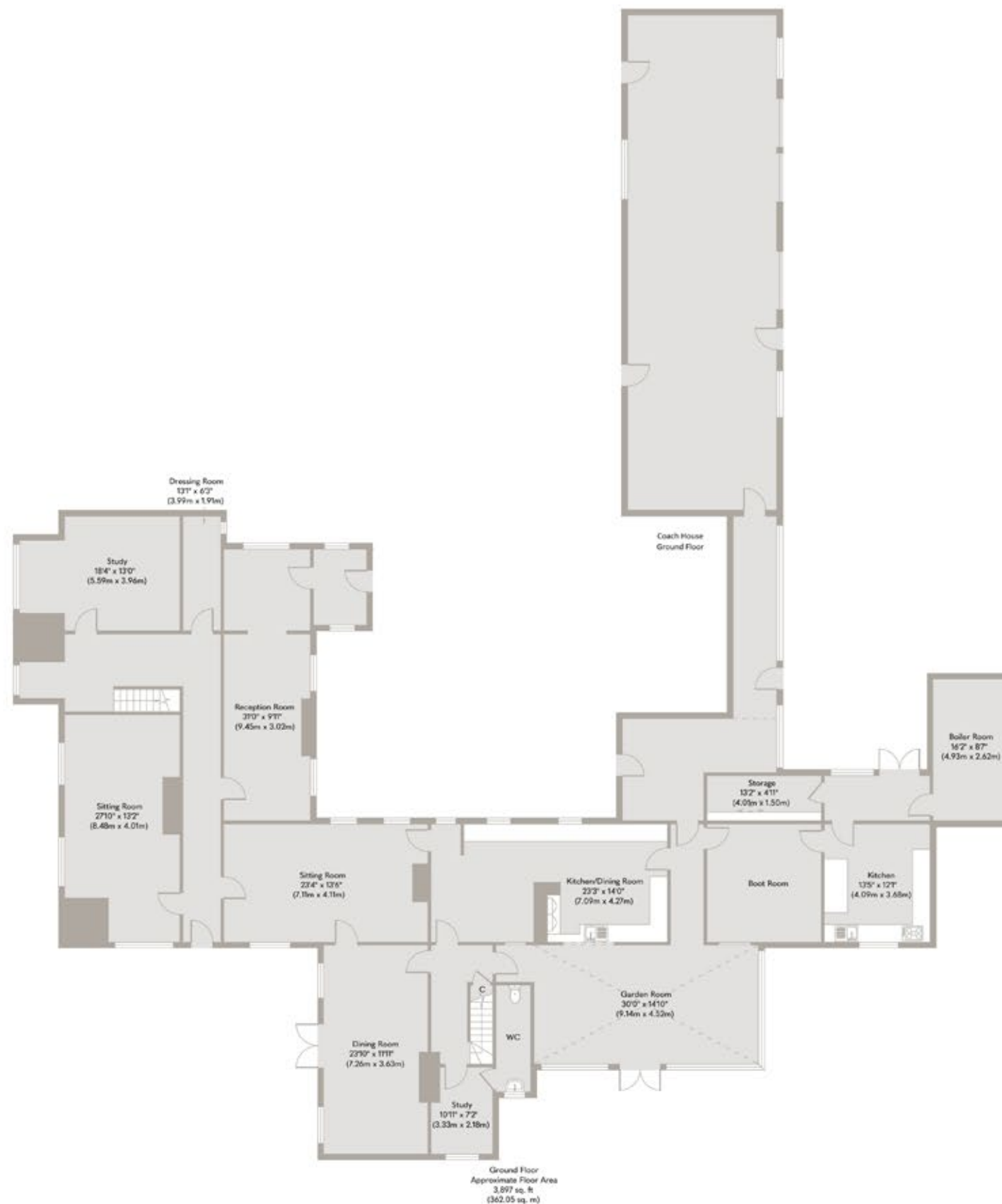


Stepping outside, the grounds are equally enchanting with a 2.5 acre (STMS) wrap around garden. An additional 3.2 acre (STMS) paddock lies to one side - previously home to horses and a much-loved donkey - offering wonderful potential for equestrian use. Beyond this lies a further 4.7 acre (STMS) walnut orchard, an idyllic and rare addition that not only enhances the setting with its seasonal beauty but also invites ideas of small-scale agriculture, nature-inspired living, or family picnics under the dappled shade of the trees.

Having served as a cherished second home for one family over many years, Mill House exudes warmth and nostalgia. The rooms are bathed in natural light, the gardens hum with birdsong, and there's a deep sense of quiet you rarely find in such a well-connected location. Living here feels like a gentle step back in time - with heritage at your doorstep and country walks starting from your garden gate. You're just moments from village shops, amenities, and welcoming pubs, with Sandringham Estate and the Norfolk coast nearby for weekend adventures.

Whether you're seeking a forever family home or a tranquil retreat rich in history and natural surroundings, Mill House offers something truly special. And with no onward chain, the next chapter could begin sooner than you think.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2023 | www.houseviz.com

Dersingham

KNOWN FOR BEING THE PERFECT VILLAGE

Dersingham is affectionately known as “the perfect village.” With its primary and junior schools, GP surgery, library, and local shops - including a newsagent, popular fish and chip shop, Thaxters garden centre, and a Co-op for convenient top-up groceries - this compact village offers everything within a 5.6 sq mile radius.

Just 7.5 miles from King’s Lynn and its direct rail link to London, Dersingham is ideal for country-loving commuters, while the beautiful beaches of Snettisham, Heacham, and Hunstanton are just a short drive away. The sought-after coastal destinations of Thornham and Burnham Market are also within easy reach, making this a perfect base for exploring North Norfolk.

The village features a mix of traditional carrstone cottages, spacious period homes, and newer developments, including those on the Sandringham Estate. Situated close to the royal Sandringham residence - once home to the Duke and Duchess of Cambridge - Dersingham retains a rich, community-oriented charm. Highlights include the Dersingham Bog National Nature Reserve, scenic walking trails, and a vibrant village hall hosting regular events.

With two welcoming pubs - The Feathers and the Coach & Horses - and close proximity to the Queen Elizabeth Hospital, Dersingham is particularly appealing to front-line workers seeking a blend of coastal beauty, strong amenities, and a friendly village atmosphere.



Note from Sowerbys



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SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating. There is additionally a well within the grounds of the property.

COUNCIL TAX

Band H.

ENERGY EFFICIENCY RATING

F. Ref: 2632-3046-0209-1705-1204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///ship.weeks.threaded

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

