



Bricyn  
Mill Hill Road | Boughton | Norfolk | PE33 9AE

# EQUESTRIAN POTENTIAL



Located in the highly sought-after village of Boughton and standing on a large plot of approximately 2 acres, this detached chalet bungalow built in 2019 offers stunning countryside views to the front and rear.

Separate from the house there is a double garage and two large outbuildings, which could be converted to stables and for hay storage for an equestrian owner.

The market town of Swaffham is only a short drive away and there is a direct rail link to Cambridge/London Kings Cross via nearby Downham Market station.





# KEY FEATURES

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- A New Build Executive Detached Chalet Bungalow situated in the Village of Boughton
- Flexible Living Accommodation Arranged Over Two Floors
- Grounds of approximately 2 acres ideal for Equestrian Use
- Three Bedrooms and Two Bathrooms (Ground Floor Bedroom with En-Suite)
- Large Kitchen Open Plan to the Dining Room
- Sitting Room with Wood Burner
- The Ground Floor has been designed for Wheelchair Accessibility
- Double Garage and Two Outbuildings (Potential for Stables and Hay Storage)
- The Accommodation including the Garage extends to 2,302sq.ft
- Energy Rating: B

In a wonderful unspoilt rural location with exceptional and unobstructed views of open fields to the front and back, this recent new build executive home with generous grounds is impeccably presented throughout with large sized rooms. The wheelchair friendly layout on the ground floor with a downstairs bedroom and an en suite make it suitable for multigenerational living.

## A Superb Property in an Exceptional Location

This new build executive home has been in the owners' family since 2019. "It's a detached chalet bungalow with a double garage and also two additional large buildings at the rear," they explained.

## Exploring Inside

As one enters the main hallway, one is struck by the light and airy interior. Finished in neutral colours, the ground floor is tiled throughout with underfloor heating powered by air source heating.

From the hallway the sitting room and ground floor bedroom can be accessed and, at the far end, the kitchen can be found which opens into the adjacent dining room. This latter room has been a firm favourite. "While drinking coffee, you can enjoy the view through the patio doors over the paddock where there is so much wildlife to observe."







# KEY FEATURES

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## Exploring Upstairs

On the first floor there are two very large bedrooms with wonderful countryside views to the front and back, and also the convenience of a Jack and Jill bathroom.

## The Grounds

The shingled driveway to the front of the property is accessed through a gated entrance and provides off-street parking for several vehicles. On a plot of approximately two acres, to the rear of the house there is a terraced area with the rest of the formal garden laid to lawn, then a sizeable area which would be perfect for an equestrian enthusiast. As the present owners noted, "The paddock can be used for horses and the outbuildings transformed into stables and hay storage."









































# INFORMATION

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## On The Doorstep

"Boughton is a very pretty village with the pond as its main focal point," the present owners said. Boughton has featured in the Eastern Daily Press 'Best Kept Village' and 'Pride in Norfolk' competitions throughout the years, with the accolades it has won displayed by the village sign by the pond. Situated near the heart of East Anglia, Boughton is a charming rural village steeped in history, and the variety of its building types is extensive, ranging from small workers cottages, farmhouses, the church, several larger houses, the converted school and the methodist chapel. "The church doubles up as village hall and there is also a doctor's surgery," the owners added.

## How Far Is It To?

Boughton is approximately 44 miles west of the city of Norwich where an International Airport can be found with onward international flights via Schiphol, and 15 miles south-west of King's Lynn. Downham Market, a market town, is the nearest town which lies approximately 7 miles east of Boughton and offers a range of shops and amenities in addition to main line rail links station to Ely, Cambridge and Kings Cross Station, London.

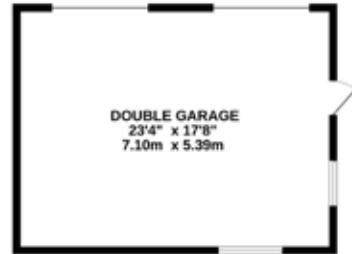
## Directions

Leave our Fakenham office and head out on the A1065 towards East Raynham. Follow this road for approximately 14 miles and then turn right to merge onto the A47 towards Kings Lynn/Downham Market. At the roundabout take the 1st exit onto Downham Road/A1122. Turn left onto Fincham Road and then right onto Boughton Long Road. Continue onto Mill Hill Road and the property will be found on the right hand side, clearly signposted with a Fine & Country For Sale Board.

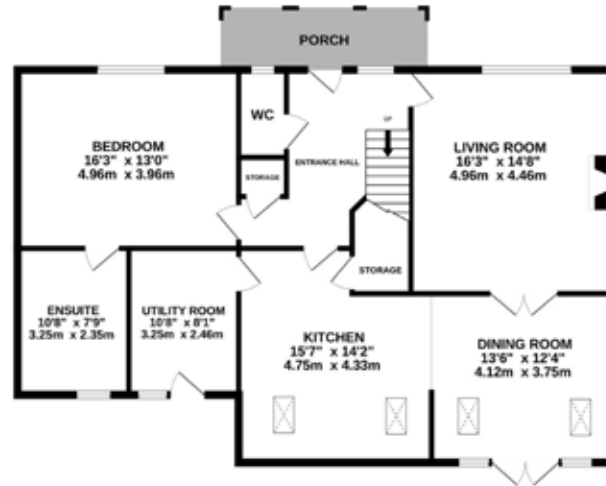
## Services, District Council and Tenure

Air Source Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Kings Lynn & West Norfolk Borough Council - Tax Band E  
Freehold

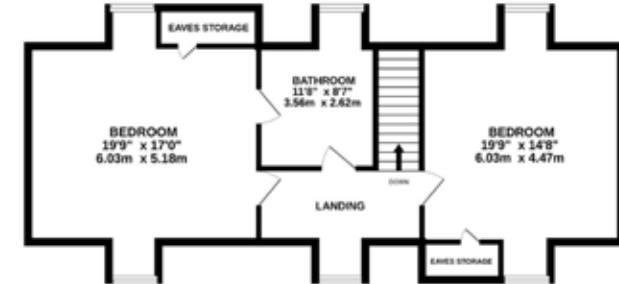
GARAGE  
412 sq.ft. (38.3 sq.m.) approx.



GROUND FLOOR  
1170 sq.ft. (108.7 sq.m.) approx.



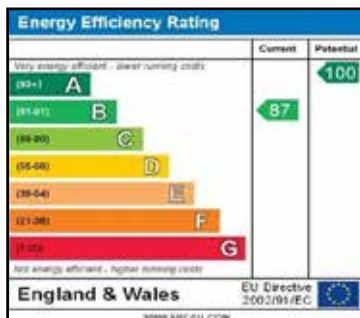
1ST FLOOR  
729 sq.ft. (66.9 sq.m.) approx.



INCLUDING GARAGE  
TOTAL FLOOR AREA : 2302 sq.ft. (213.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.







# FINE & COUNTRY

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