

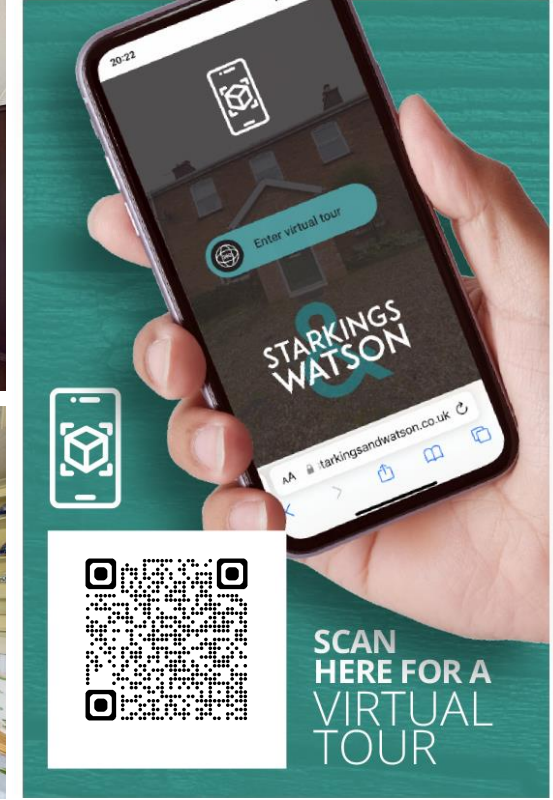
MILL ROAD

Stokesby, Great Yarmouth NR29 3EY

Freehold | Energy Efficiency Rating : E

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STARKINGS & WATSON

- Detached Character Home
- Dating Back To At Least 1803
- Separate 17' Sitting & 13' Dining Rooms
- Kitchen/Breakfast Room into Utility Room
- Three Double Bedrooms
- Ample Off Road Parking
- Sizeable, Enclosed Rear Garden
- Views Over Surrounding Fields

IN SUMMARY

A CHARACTERFUL and welcoming DETACHED COTTAGE style home situated with PANORAMIC FIELD VIEWS to the front and rear teeming with charm and HISTORY with the main part of the property dating back to at least 1803. The property offers THREE DOUBLE BEDROOMS and benefits from multiple EXTENSIONS and IMPROVEMENTS to create the perfect blend of modern and RURAL LIVING including a well-appointed KITCHEN/BREAKFAST ROOM, separate sitting and dining room both with WORKING FIREPLACES plus a family bathroom, ground floor SHOWER ROOM, UTILITY ROOM and multiple OUTBUILDINGS. The stunning rear garden has been maintained and presented in the highest order by the current owners while the front gives way to ample OFF ROAD PARKING plus an OLD BUTTERY and working WELL.

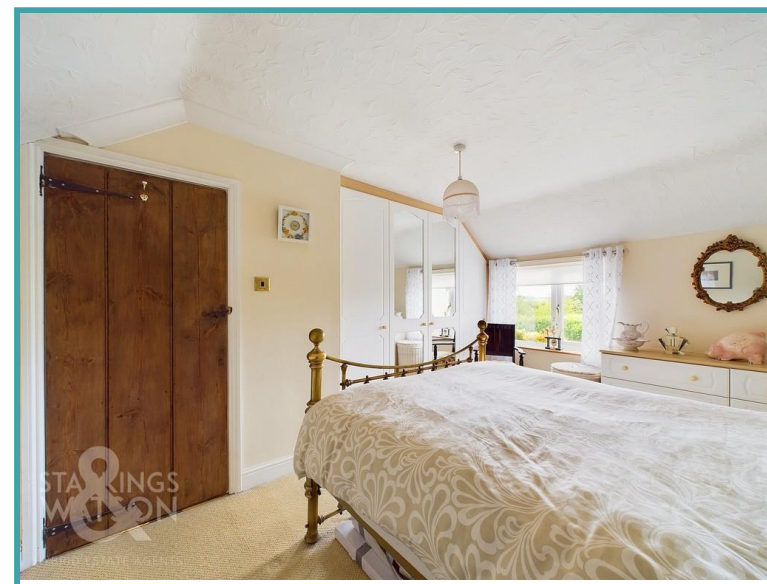
SETTING THE SCENE

The property can be found set behind a large shingle driveway suitable for multiple vehicles bordered by stone and flint walls either side. To the right of the

driveway is the old buttery steeped in history with all the original pipework currently housing the oil tank for the heating system. To the left of the front door is the old stone and flint fronted well.

THE GRAND TOUR

As you step inside the first room you are greeted by is the formal dining room, with a bay fronted uPVC window and functional fireplace with brick and stone mantle and hearth. The stairs for the first floor can also be accessed at the rear of this room. Through from here you can find the kitchen extending backwards due to an extension carried out some time ago, this space offers a range of wall and base mounted storage which also houses the integrated fridge. The wrap around work surfaces give way to the enamelled butler sink overlooking the rear garden and the range cooker with extraction above. The sitting room is accessed via the kitchen, another room that has made the most of an extension, with a working fireplace and wooden effect flooring this versatile space is well-lit courtesy of the uPVC window to the front. To the very rear of the property, just off the kitchen, is the utility room with plumbing for a washing machine and inlets for a freezer and tumble dryer with French doors leading into the rear garden. Finally on the ground floor is an additional three piece shower room with an oil radiator, ideal for a busy family or for guests. the first floor landing offers additional storage whilst giving access to all three bedrooms plus the three piece family bathroom with large corner unit bath and vanity storage. The front of the property gives way to two double bedrooms with



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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equal size on offer both benefiting from integrated storage and both bedrooms have unrivalled views over the fields adjacent. The larger of the bedrooms sits with a rear facing aspect and vaulted ceiling a large radiator with views over the fields to the rear of the property and the stunningly presented rear garden.

THE GREAT OUTDOORS

Immediately to the rear of the property there is a flagstone patio seating area with planting borders stepping up with a summer house on the raised section. The rest of the rear garden is a cacophony of colour set around the predominantly laid to lawn rear garden are a multitude of planting borders and well maintained beds reaching to the very back where there is an additional patio area with a green house and additional summer house. The wall at the very rear of the property dates back to 1650.

OUT & ABOUT

Stokesby is an idyllic village which borders the Norfolk Broads Nation Park, whilst offering amenities such as a public house, various open green area's, nestled closely to the River Bure which is a popular location for boat owners. With the nearby market town of Acle, which has a range of shops, schools, a doctors surgery, and a railway station which provides access to Norwich & Great Yarmouth, where there is direct access to London Liverpool Street. Stokesby is set within the Norfolk Broads, offering over 200 miles of river, and access to various coastal locations.

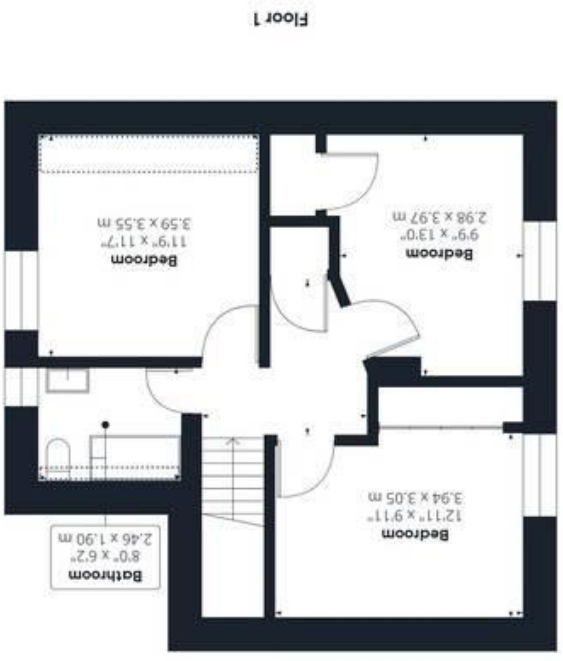
FIND US

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



Approximate total area^m
 1214.45 ft²
 112.83 m²

Reduced headroom
 29.52 ft²
 2.74 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

