



Mill Road, Horstead - NR12 7AT



Mill Road

Horstead, Norwich

With close to 4000 Sq. ft (stms) of accommodation and a 0.48 ACRE PLOT (stms) with WALLED GARDENS, this DETACHED PERIOD HOME dates back to the 1690's with MODERN EXTENSIONS and a VERSATILE LAYOUT. Situated close to the NORFOLK BROADS, this EXTENSIVE HOME EXUDES LUXURY, whilst embracing its ORIGINAL CHARACTER and CHARM. The residence caters to SPACIOUS LIVING, starting with the 19' KITCHEN/BREAKFAST ROOM which features a CENTRAL ISLAND with space for a RANGE style COOKER, SOLID WOOD SURFACES and a seamlessly flow into the fully fitted 18' UTILITY ROOM. A reconditioned electric AGA creates a centre point to the room, whilst ensuring ample space for family living. The property also includes a FORMAL SITTING ROOM and a cosy SNUG, both equipped with WOOD BURNERS for added comfort. Entertaining is a delight in the 24' L-shaped DUAL ASPECT DINING ROOM, perfect for hosting gatherings. A convenient W.C and ample STORAGE can be found throughout the ground floor. The first floor includes FOUR DOUBLE BEDROOMS - all including EN SUITE SHOWER ROOMS, with the LUXURY FAMILY BATHROOM incorporating a DOUBLE SHOWER and freestanding BATH. The top floor is dedicated to a further TWO CHARACTERFUL DOUBLE BEDROOMS and SHOWER ROOM, with two large STORAGE ROOMS which have been used as bedroom and study accommodation. Step outside into THE GREAT OUTDOORS and revel in the expansive outdoor space this property has to offer. The vast surroundings provide ample opportunities for outdoor activities, relaxation, and enjoying the country air. Extensive PLANTING and a FEATURE POND can be found within the garden, along with a GATED DRIVEWAY and GARAGE.



Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Norfolk Broads Village with a Central Location & Ample Parking
- Extended 1690's Character Home
- Walled Garden within a 0.48 Acre Plot (stms)
- Close to 4000 Sq. ft (stms) of Accommodation
- 19' Kitchen with Central Island & Fully Fitted 18' Utility Room
- Formal Sitting Room & Snug - both with Wood Burners
- 24' L-Shaped Dual Aspect Dining Room
- Six Double Bedrooms (Four with En Suites) & Two Storage Rooms

North of Norwich, the village of Horstead lies alongside the banks of the River Bure. With a highly-regarded public house and various shops, all within walking distance, the neighbouring village of Coltishall offers a further wide range of local shops and a range of hospitality venues. Horstead has good transport links, with regular bus services and near access to the Norwich Northern Distributor Road (NDR), providing car and taxi routes to Norwich City centre, the wider county of Norfolk, and Norwich Airport, offering easy access for business and leisure travel.



SETTING THE SCENE

The shared driveway from Norwich Road opens to a timber five bar gate, where the private parking area and garage can be found. Enclosed by mature hedging to screen the driveway, there is ample parking and turning space. A pathway leads down the garden, passing the feature pond, where the formal entrance door can be found, along with access to the kitchen.

THE GRAND TOUR

The hall entrance is finished with wood effect flooring underfoot with feature inset herringbone style brick detailing and timber work. With the stairs rising to the first floor, the hallway continues with a useful storage recess and doors which lead off to the main living space and kitchen accommodation. Immediately to your right as you enter is a useful ground floor W.C - complete with a white two piece. An inner hallway leads from the hall entrance where stairs rise to the first floor landing, whilst the next door to your right hand side is the main kitchen space creating the hub of the home. This large light and bright kitchen embraces modern living and character features with a part vaulted ceiling including exposed timber beams and twin velux windows which flood the room with excellent natural light, with dual aspect views across the garden. The kitchen itself offers an extensive range of built-in storage units with solid wood work surfaces and a central island with a contrasting Corian work surface creating a breakfast bar and further storage. Space is provided for a range style gas cooker with an extractor fan above whilst general white goods include a twin integrated dishwashers and space provided for an American style fridge freezer and wine cooler. A door leads out to the driveway whilst the kitchen continues with an inset ceramic butler sink and a door taking you to the utility room. Continuing in a similar style with solid wood work surfaces and tiled flooring underfoot, a vaulted ceiling sits above including exposed timber beams and twin velux windows. An AGA adds an alternative cooking solution along with space for an electric cooker, whilst laundry appliance space is provided for a washing machine and tumble dryer. Heading through the accommodation an inner hallway includes a storage recess, with a door taking you to the snug/family room, centred on a feature exposed brick fireplace with an inset cast iron wood burner, with a door taking you to the main formal living space and back to the hall entrance. The main sitting room sits to the rear with dual aspect views to side and rear, with a further feature cast iron wood burner. Having been recently decorated, this L-shaped dining room room offers a variety of uses and versatile layout, with character features including exposed timber work, with windows and doors leading out onto the garden. A large walk-in storage cupboard leads off the dining area, along with a door heading towards the kitchen.

The first floor landing offers a split level feel with various useful built-in storage cupboards. The bedroom accommodation is hugely flexible and includes en suites to all rooms on this level. The four bedrooms all enjoy a light and bright feel, with a walk-in wardrobe to the main bedroom. The four en suites all include showers, attractive tiling and under floor heating. Completing this level is the family bathroom which offers a luxury feel and a wall mounted sink and vanity unit with storage, freestanding double ended bath with a mixer shower tap, large walk-in double shower cubicle with contrasting tiled splash-backs and flooring, along with underfloor heating.

To the top floor, the landing leads to two further bedrooms and two storage rooms. These bedrooms sit within the eaves and include intriguing layouts with exposed timber work. A shower room serves these two bedrooms with exposed brickwork to one side and a three piece suite including a Mira digital shower, with timber work within the walls, recessed spotlighting above and loft access hatch. The two storage rooms have both been used as bedroom accommodation in the past, but are ideally suited as study or storage accommodation with fitted carpet underfoot.

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VIRTUAL TOUR

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







THE GREAT OUTDOORS

A well established garden set within high walls to ensure privacy and seclusion, there is ample space to retreat and enjoy the surroundings, or potter within the kitchen garden. A central lawn is surrounded by mature hedging and shrubbery, including a magnolia tree and walnut tree. A pond area sits to the front, along with a patio and raised decked seating area. Various outbuildings can be found including the shed and lean to storage, with an up and over door to front.

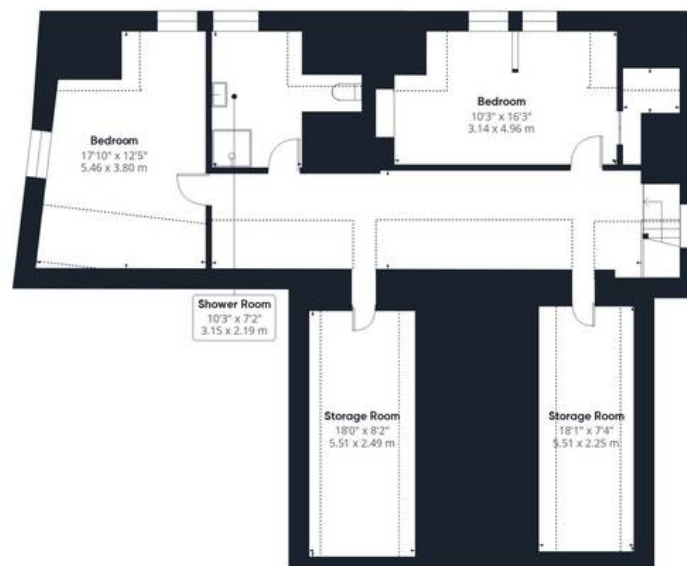




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3997 ft²

371.2 m²

Reduced headroom

292 ft²

27.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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