



THE STORY OF

# Mill Bank House

*East Rudham, Norfolk*

SOWERBYS





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# Mill Bank House

East Rudham, Norfolk  
PE31 8RF



- Detached House
- Four Bedrooms
- Three Reception Rooms
- Large Driveway
- Master Suite
- Beautiful Gardens
- Village Location
- Field Views
- Wood Burner
- Study



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“...the ideal base for hosting family gatherings, with large and spacious rooms...”

This impressive detached property, is situated on a generous plot in the popular village of East Rudham.

Mill Bank House was built by the current owners to their exacting standard. Having chosen a delightful plot in which a beautiful garden has now been created, with un-interrupted field views to the rear.

The property benefits from a versatile array of accommodation, with three reception rooms, a utility room and a WC on the ground floor accompanied by four bedrooms and two bathrooms on the first floor. On the ground floor, the

current office space could also be utilised as a fifth bedroom.

You are welcomed into a large entrance hall with a galleried landing above. The reception rooms on the ground floor are the ideal base for hosting family gatherings, with large and spacious rooms.

The living room has lovely dual aspect windows, with the focal piece being the log burner. The kitchen and dining area allows space for a large dining table, with views out to the front and back gardens.

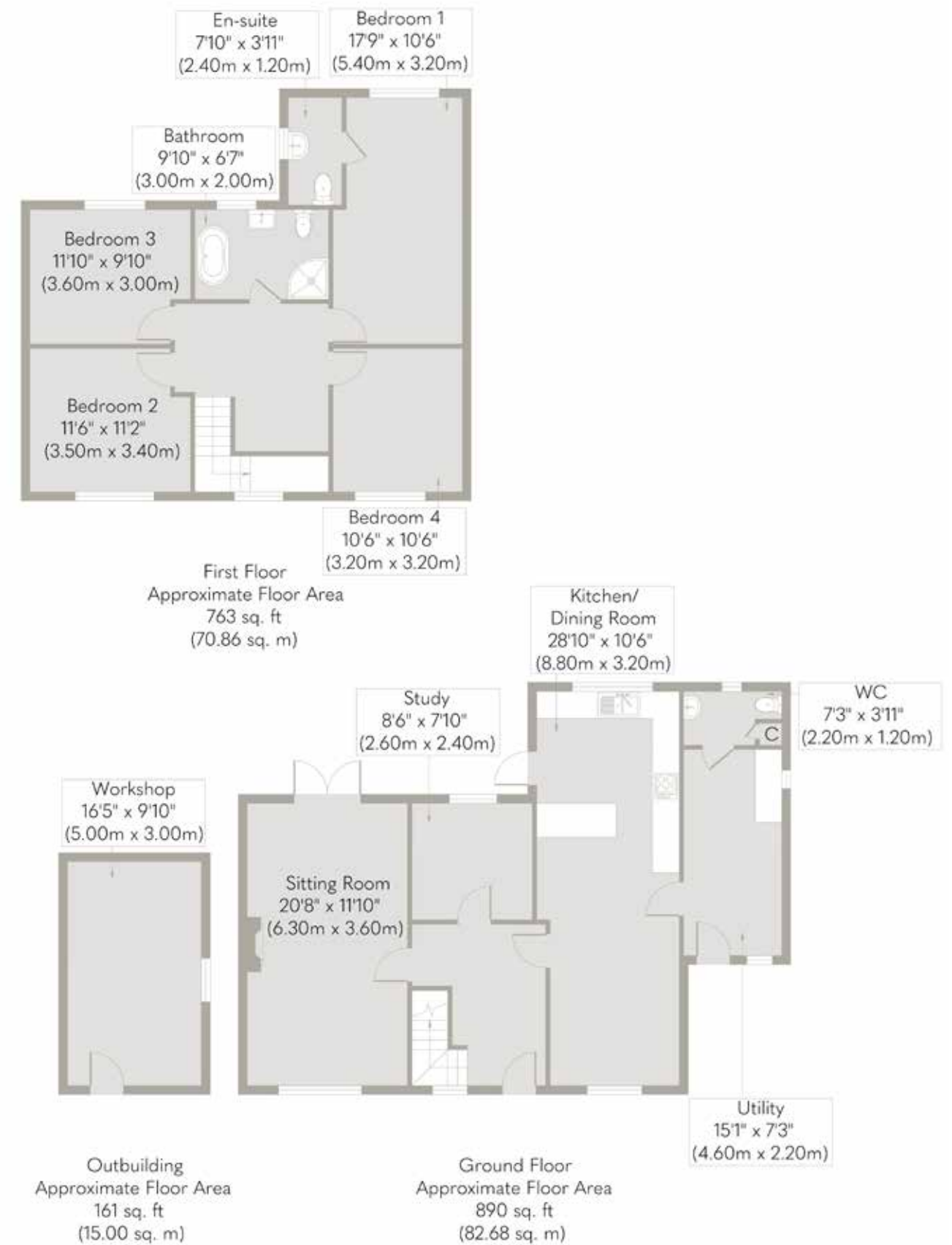




On the first floor, the bedrooms are of generous proportions throughout. The master benefits from an en-suite bathroom, and the further three bedrooms are served by a family bathroom.







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.

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There is ample parking to the front of the property, and the gardens to the rear have been beautifully landscaped to provide a private setting. There is an outbuilding for storage or a workshop, with field views to the rear.

It's really clear that the current owners have enjoyed making Mill Bank House their home, and are in no doubt that the next owner would be able to create a wonderful family home here.









## ALL THE REASONS



# East Rudham

IN NORFOLK  
IS THE PLACE TO CALL HOME



An historic conservation village, East Rudham is near the market towns of Fakenham and King's Lynn.

The village was built around a central green with many period properties.

It has a village hall/social club with sporting facilities, a thriving primary school and a vet. A mobile postal van operates Monday to Friday, and the fabulous Rudham Deli stocks a wide range of local produce. There's also the renowned Crown Inn, and a tea room.

There are good secondary schools at Fakenham and King's Lynn. The north Norfolk coast is a short drive away.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles

away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.



*Note from Sowerbys*



“This impressive brick and flint property is situated on a large plot with field views.”

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## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0360-2339-6350-2124-8861

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: ///resting.airfields.many

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# SOWERBYS



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