









## welcome to

# Mill Road, Hempton Fakenham

William H Brown are thrilled to present this detached four bedroom Victorian Farmhouse. This is a unique opportunity to purchase a historical period property which could make an excellent home with a range of uses for many years. Please call now to arrange a viewing to avoid missing out.













#### **Entrance Hall**

Front door opens into hall with stairs to first floor, access to cellar, pantry store, original tile pamment flooring & radiator. Doors to remaining accommodation.

#### Cloakroom

Suite comprising WC & wash basin.

### Lounge

15' x 13' 11" ( 4.57m x 4.24m )

Electric fire with surround, original floorboards & front aspect window.

### **Sitting Room**

13' 2" x 12' 9" ( 4.01m x 3.89m )

Wood burner, carpeted flooring, radiator & window into Conservatory.

### **Dining Room**

15' x 14' 1" ( 4.57m x 4.29m )

Gas fire, original floorboards, serving hatch, radiator & front aspect window.

#### Kitchen

12' 8" x 11' 11" ( 3.86m x 3.63m )

Solid beech bespoke fitted kitchen with a range of wall & base units, work surface with tiled splash back, sink and oven & cooker with hood over. Tiled flooring, radiator and door & window into Utility Room.

### **Utility Room**

15' 1" x 5' 2" ( 4.60m x 1.57m )

Fitted base units with butler sink, tiled flooring, rear aspect window and doors to outside & Conservatory.

### Conservatory

21' 4" x 10' 1" ( 6.50m x 3.07m )

Double glazed windows to 3 sides, engineered oak flooring & doors to outside.

### **First Floor Landing**

Large airing cupboard, loft hatch, carpeted flooring, radiator & front aspect window. Doors to Bedrooms

& Bathroom.

#### **Bedroom One**

14' 4"  $\times$  13' 3" (  $4.37m \times 4.04m$  ) Fitted wardrobe, original floorboards, radiator & front aspect window. Door to En-Suite.

### **En-Suite**

Fully-tiled suite comprising WC, wash basin & shower.

#### **Bedroom Two**

14' 10" x 14' 4" ( 4.52m x 4.37m )

Original floorboards, radiator & front aspect window.

#### **Bedroom Three**

13' 1" x 12' 10" ( 3.99m x 3.91m )

Original floorboards, radiator & rear aspect window.

#### **Bedroom Four**

13' 2" x 12' 4" ( 4.01m x 3.76m )

Original floorboards, radiator & rear aspect window.

### **Bathroom**

Suite comprising WC, wash basin, bath with shower attachment & walk-in shower cubicle. Tiled flooring, heated towel rail & rear aspect window.

### Workshop

12' 10" x 10' 6" ( 3.91m x 3.20m )

Brick built with double glazed UPVC door to front & window to rear.





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## Mill Road, Hempton Fakenham

- GUIDE PRICE £475,000-£500,000
- **DETACHED VICTORIAN FARMHOUSE**
- FOUR DOUBLE BEDROOMS AND EN SUITE TO **MASTER**
- **VENDORS HAVE FOUND**
- **BESPOKE SOLID BEECH KITCHEN**

Tenure: Freehold EPC Rating: D

Council Tax Band: D





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No labelity is taken for any error, omission or misstatement. A party must rely upon its own inspections, it own consequences.



offers in the region of

£485,000











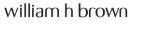
postcode not the actual property

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