



HILL FARM HOUSE, MILL ROAD

THURLTON, NORWICH, NR14 6QE



A delightful 5 bedroom detached farmhouse in need of modernisation set on a generous plot of one acre stms in a picturesque rural setting.

Inside, the home offers generously proportioned living spaces, including a sitting room with a decorative period fireplace, a formal dining room, a snug, and a bright, airy conservatory overlooking the gardens.

Entrance Porch: Welcoming space with front and side aspect windows, tiled flooring, and access to the main hallway, dining room, and garden.

Sitting Room: Two UPVC double-glazed front windows, original wood flooring, radiator, and a decorative period fireplace.

Dining Room: Features internal French doors, tiled flooring, open fireplace, storage heater, a serving hatch, and access to the snug.

Snug: Front-facing window with two internal rear windows, tiled flooring, and access to the conservatory and storage room.

Kitchen: Overlooking the rear garden, with vinyl tile flooring, tile splashbacks, base units, laminate work surfaces, stainless steel sink with drainer, built-in oven, and space for white goods.

Rear Hallway: Access to the shower room, WC, and conservatory; vinyl tile flooring and rear window.

Shower Room & WC: Separate facilities, including a glass-enclosed electric shower, wall-mounted washbasin, heated towel rail, and a separate toilet with obscure internal window.

Conservatory: A bright space with garden access—ideal for enjoying countryside views year-round.

Landing: Carpeted with loft access and a split-level layout connecting all bedrooms and bathroom.

Bedroom 1: Spacious with front-facing window, exposed wood flooring, fireplace, four built-in cupboards, and access to a shared dressing room.

Dressing Room: Connecting bedrooms 1 and 4, featuring windows to rear and side, radiator, and wooden flooring.

Bedrooms 2 & 3: Double bedrooms with carpeted floors, radiators, and charming views. Bedroom 3 includes a feature fireplace and loft access.

Bedroom 4: Rear-facing, carpeted,







and connected to the dressing room. Bedroom 5: Front-facing with exposed wood flooring and built-in storage. Outside the mature wrap-around

gardens offer a peaceful, well-maintained outdoor haven. The gated, south-facing front garden includes ample parking, manicured lawns, and a paved path to the front door. A hedge border ensures privacy, while the rear of the garden extends into sweeping lawns with uninterrupted views across open fields. Set within a substantial plot approx. 1 acre stms, in a desirable rural location, this charming detached farmhouse in need of modernisation, offers a rare opportunity to own a character-filled country residence. The property showcases five spacious bedrooms and a wealth of original period features, with a versatile layout ideal

for family life or those looking to create a peaceful countryside retreat.

SERVICES

The property has its own water supply via a bore hole and pump, and septic tank drainage, main electric. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - E

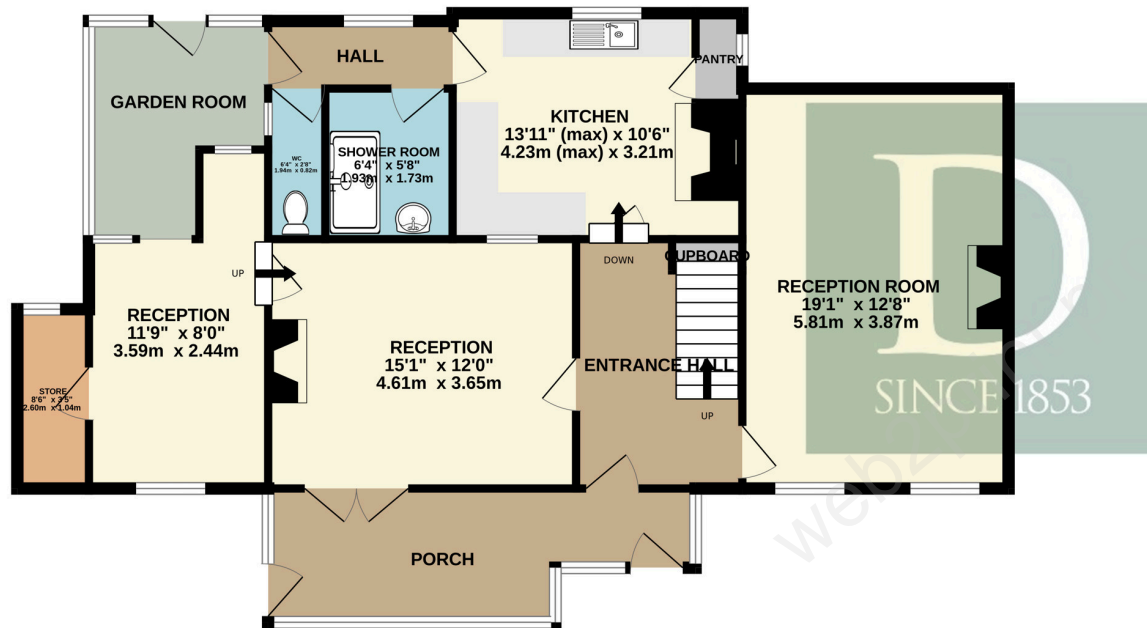




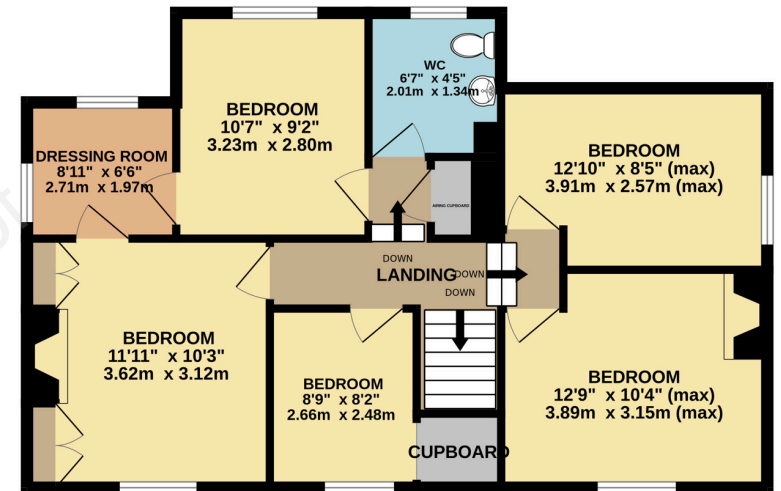
NO ONWARD
CHAIN



GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1755 sq.ft. (163.0 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.
Made with Metropix ©2025

DURRANTS

SINCE 1853

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**

