



Mallards, The Street

Guide Price £1,250,000 - £1,500,000

A rare & unique opportunity! Parsons & Company are delighted to offer for sale this five-bedroom barn conversion situated on a 3.48-acre plot within the sought-after village location of Mileham. The property is unique due to several properties residing on site, including two one-bedroom maisonettes attached to the rear of the barn, three terraced cottages and a warehouse. With most properties currently being used as holiday lets, this is a perfect business opportunity.

The Barn;

Mallards itself offers great potential, boasting a large, vaulted entrance hall with adjacent ground floor shower room, there is also a spacious living room with inglenook fireplace. Further on, there is a very generous kitchen/dining/family room, again with a cosy fireplace, plus a fitted kitchen, laundry, and utility room. Upstairs, there are five double bedrooms, with four of them benefitting from a second-floor mezzanine each and the other double room boasting an en-suite shower room, the other four bedrooms are serviced by a family bathroom.

Single Storey Cottages;

Located to the rear of the property, they both have a private entrance that leads to a lobby with adjacent bathroom. Each also benefit from a living/kitchen area, plus a double sized bedroom.



The Cottages;

Manderin Cottage -Is a three-bedroom end terrace property with a 'reverse' floor plan. To the ground floor are three bedrooms, with bedroom one having an en-suite shower room, plus a family bathroom. Upstairs, is an open plan living/kitchen area with a range of fitted units.

Pintail Cottage - This is a first-floor two-bedroom maisonette, this property offers open-plan living and benefits from living area and a kitchen/dining area. Each of the double bedrooms also boast an en-suite shower room.

Widgeon Cottage - This property is a one/two-bedroom ground-floor maisonette, the property offers a spacious living/dining room that allows contemporary living. Further on, there is a generous bedroom with an in-room bathtub, a hall/bedroom two area with adjacent shower room.



The Warehouse;

Attached to the cottages are two warehouse spaces, the first can be accessed via double doors and is 19'8x45ft long. This leads to a two-storey warehouse that consists of a large storage area, an office area with ground floor cloakroom/WC and a staircase leading to the first floor storage area.





Outside;

There is a front grass area, that could be made into additional parking for guests. A long driveway provides ample parking, plus there is also access to two carports and a garage space. To the rear of the property is a spacious grass plot, that could be used for camping for log cabins (STPP), as well as a communal garden area for the cottages.

Services;

These are to be confirmed.

Situation;

Mileham is a popular mid Norfolk village situated within easy reach of the market towns of Dereham, Fakenham and Swaffham and within easy driving distance of the delightful North Norfolk coast. The village has a community run shop with post office and there are further facilities nearby in both North Elmham and Litcham.



Directions;

To find the property from Dereham, head out of the town along Quebec Road following signs for Fakenham. Continue through Beetley and East Bilney and at the T-junction with the B1145, turn left in the direction of Litcham. Proceed into Mileham on Stanfield Road and continue onto The Street where the property will be found on the right hand side.



Useful Information (where is the nearest?)

Doctors – Litcham Health Care Centre (2.5 miles)

Dentist – Bupa Dental Care (7.8 mile)

Hospital – The Queen Elizabeths Hospital, Kings Lynn (18.2 miles)

Primary School –Litcham School (2.4 miles)

Secondary School –Litcham School (2.5 miles)

Train Station – Kings Lynn (20 miles) or Norwich (27.2 miles)

Airport – Norwich International Airport (21.1 miles)

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0306.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

4569.71 ft²
424.54 m²

Reduced headroom

601.92 ft²
55.92 m²

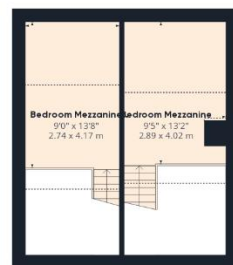
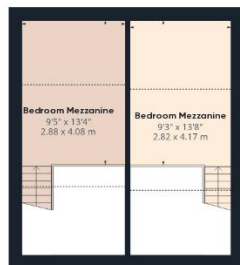
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Floor 2 Building 1

Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



Ground Floor Building 2



Floor 1 Building 2

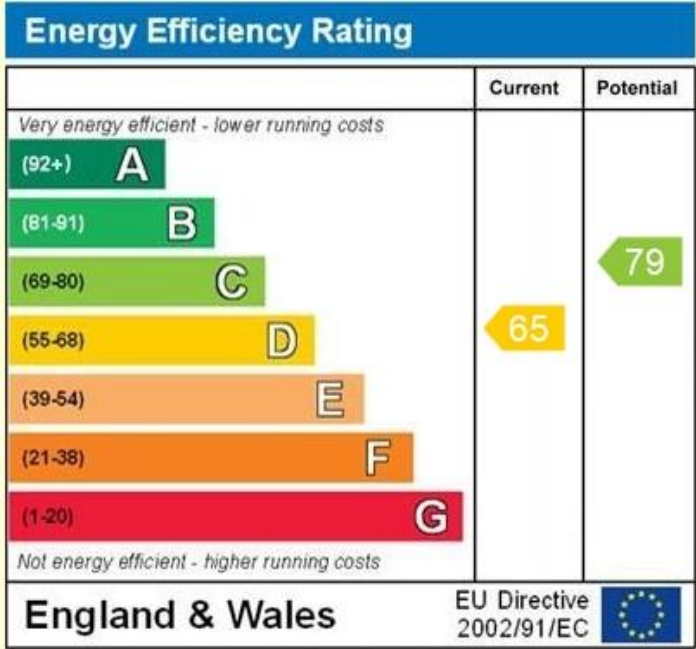
Approximate total area⁽¹⁾
 5412.96 ft²
 502.88 m²
 Reduced headroom
 503.43 ft²
 46.77 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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The full EPC report can be found at;

<https://find-energy-certificate.service.gov.uk/energy-certificate/9408-6010-7234-4148-1960>



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