



THE STORY OF

The Old Oak

Mileham, Norfolk

SOWERBYS

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THE STORY OF

The Old Oak

The Street, Mileham,
Norfolk, PE32 2RB

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A Wonderful, Period Coaching Inn,
Dating Back to the 18th Century

A Home Full of History and Charm

Four Double Bedrooms

An Opulent Family Bathroom, En-
Suite and Separate Shower Room

Three Reception Rooms and a Study

Large Garden, Backing Onto Beautiful
Norfolk Countryside

Parking for Several Cars

One Bedroom Annexe, Currently Run
as a Successful Holiday Let

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“Each time we passed by, the house drew us back, with its visual appeal, perfect village setting, and historic charm.”

The Old Oak, formerly The Royal Oak Inn, is thought to date back to around the 18th century, when it was originally used as a coaching inn. It's not hard to imagine the property as it once was, walking through the front door after a long day travelling by horse and carriage, a nice cold drink followed by a warming meal in front of the fire, and then a nice soft pillow to rest one's head upstairs. All the while the horses are being cared for in the stables next door. As time moved on, with the opening of railways for long distance travel, the focus of business shifted towards the sale of

alcohol and food to the local community. Records of The Royal Oak's licensed innkeepers stretch from 1847 to 1983, when the inn closed its doors for the last time. Shortly afterwards, the building was sold to private owners and converted into a family home.

The current owners originally bought the property to escape the hustle and bustle of the big city life in London. Their yearn for the quiet Norfolk countryside was always there and it was a dream come true scenario when they were finally handed the keys.





What would have once been the main bar area, is now a spacious formal dining room. This space has hosted many family meals and wonderful evenings with friends, and really comes into its own during the winter with the fire roaring. When the meal is finished and the time calls for the final few drinks of the night, the party can retire to the sitting room, the original 'ladies' lounge'. This room is packed with character and charm and has been a favourite amongst guests.

“We’ve just loved having a home that’s so beautiful and feels so cosy and safe.”

The kitchen/dining room has been recently refurbished, and is a space large enough for a dining table. For those that love to cook, the good-sized pantry hidden to the rear of the kitchen is a highly desirable feature.

The large sitting room, one of the favourite rooms of our sellers, was once part stables / part access to the garden, and is now a large, vaulted room with wooden beams and a wood-paneled feature wall. With large glass doors to one side, this room is often open to the garden through the summer. The ground floor also benefits from a separate utility room, downstairs WC and a study, which at one point was the pub's kitchen.



Upstairs, the property used to be made up of eight small rooms. Over the period of changing it to a main home, these eight rooms have been knocked through to create four, large double bedrooms. The primary of which having a private en-suite, and the other three sharing the opulent family bathroom.



To the side of the property is a fully fitted, one bedroom annexe with a private courtyard and separate parking, an open-plan kitchen/living room and modern en-suite to the bedroom. This space is currently rented out as a very successful holiday let (figures available on request) and could be taken on as a going concern, used for housing a young adult or elderly relative, or simply a space for when family come to stay.





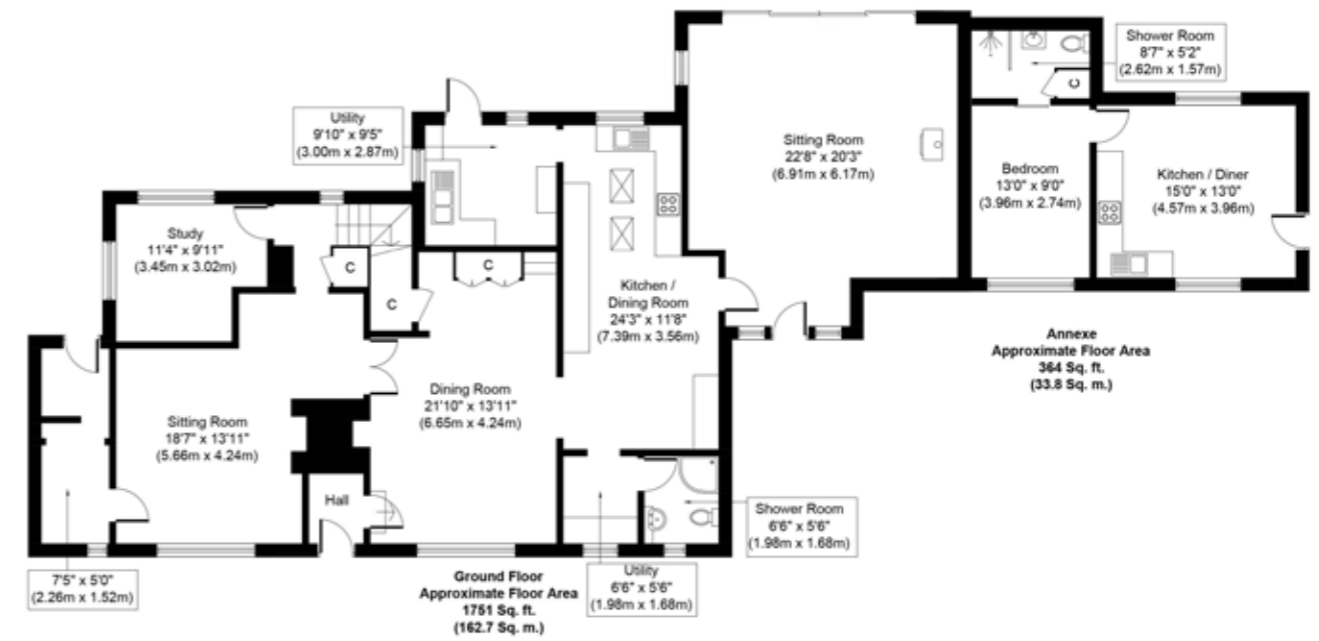
Set back from the road, The Old Oak enjoys seclusion and has ample space for parking. The large rear garden is a tranquil haven, primarily lawned with mature hedges and trees overlooking the Norfolk countryside, whilst the patio area has hosted many parties and barbecues.

“Without fail, every visitor has admired our home and what we’ve achieved with it.”





“With fields to the back of us, yet being within 200 yards of our village store and Post Office has been just perfect.”



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.

ALL THE REASONS



Mileham

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled between the busy market towns of Swaffham, Dereham and Fakenham, Mileham is conveniently positioned for access to much of Norfolk, and it's also within easy reach of the city of Norwich and the medieval town of King's Lynn. From market day stalls and auctions, or just a stroll down the high street, there are plenty of nearby choices for shopping.

Dating back to around 1100, Mileham Castle straddles the B1145, once the main route across the county, positioned to raise tolls from travellers and possibly revenue from the marketplace. Although now largely in ruins, the castle remains form a surprisingly

impressive monument and are today used as a nature reserve.

The village itself has a general store with a post office, St John the Baptist Church, and a garden nursery. There's also friendly community and a village hall, which is used by a number of organisations and groups. Mileham is a popular village and is in the catchment area for Litcham School. The village's rural surroundings provide a plethora of wonderful countryside walks on the doorstep.

Slightly further afield is the beautiful, north Norfolk coast. From the quiet sandy beaches of Holkham, to the traditional seaside towns of Cromer and Wells-next-the-Sea, there is much to explore and discover.



Note from the Vendor



Cromer Pier

“Our only regret is that we should’ve made the move to Norfolk years before!”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Heating via oil fired central heating, plus three wood-burners.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2317-9122-0000-0332-9226

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

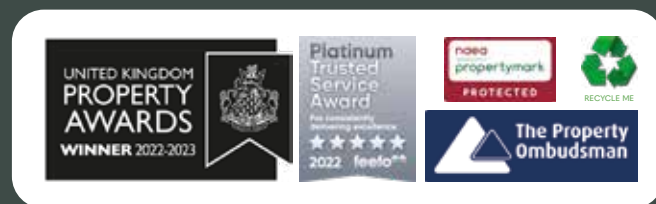
Freehold.

LOCATION

What3words: ///bronze.press.schooling

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