



THE STORY OF
The Old Bakery
Mileham, Norfolk

SOWERBYS



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The Old Bakery

Back Lane, Mileham, Norfolk
PE32 2PP

Semi-Detached Cottage

Internal Accommodation
Stretching to 1,615 Sq. Ft.

Four Bedrooms

Separate Dining Room and Sitting Room

Garden Room

Shower Room and Family Bathroom

Character Features Throughout

Two Log-Burning Stoves

Private Driveway

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Step into the charm of this delightful semi-detached cottage, where character and warmth greet you at every turn. Thoughtfully designed, the internal accommodation spans an impressive 1,615 square feet, offering a blend of traditional features and modern comforts that create a truly inviting home.

The heart of the cottage lies in its cosy sitting room and separate dining room, each enhanced by the warmth of a log-burning stove - perfect for gatherings or quiet evenings in. A garden room floods the space with natural light, seamlessly connecting the indoors to the outdoors and providing a tranquil spot to unwind.

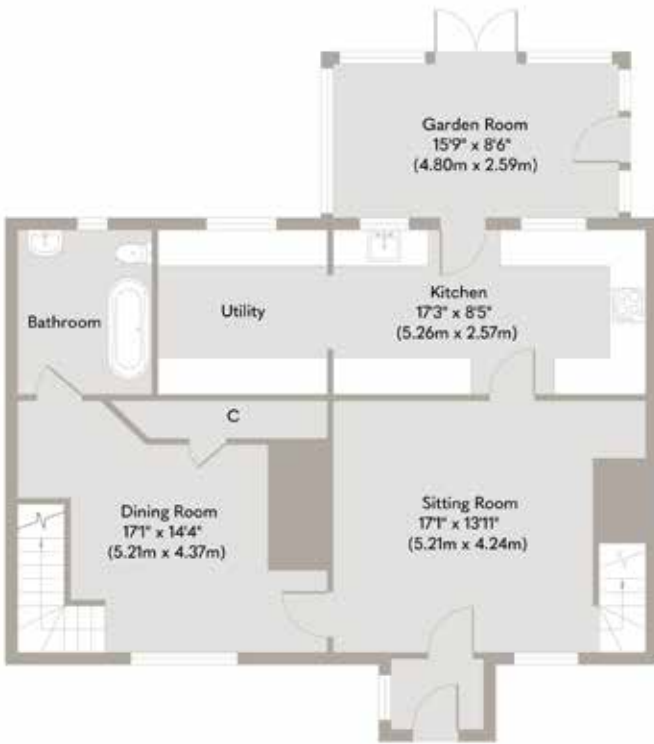
Upstairs, four generously sized bedrooms ensure ample space for family or guests, complemented by both a shower room and a family bathroom for convenience. The property is steeped in character throughout, showcasing charming details that add to its unique appeal.

Outside, a private driveway provides convenient off-road parking, whilst the surrounding garden offers a peaceful retreat, ideal for enjoying the changing seasons or hosting summer gatherings.





First Floor
Approximate Floor Area
640 sq. ft
(59.45 sq. m)



Ground Floor
Approximate Floor Area
975 sq. ft
(90.58 sq. m)

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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Mileham

A THRIVING VILLAGE STEEPED IN HISTORY

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. Whether it's market day stalls 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. Litcham, just two miles away also has a village pub and Litcham Deli, a popular spot for lunch, coffee and cake, or srocking up on fabulous local produce. 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 Sowerbys



“...character and warmth greet you at every turn.”



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating. Drainage to septic tank.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 6735-2429-4400-0453-5202

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: ///juggle.succumbs.timer

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SOWERBYS

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