



Nunthorpe House  
Mill Lane | Thetford | Norfolk | IP24 3BZ

# SUBSTANTIAL EDWARDIAN HOME



If space is a high priority in your search for a new property – but you also desire an urban situation – look no further than this extremely generous family home. With at least six bedrooms, extravagantly sized reception rooms and a surprisingly large garden for such a central location, this is a home that can easily accommodate a large family – and with room to spare for guests too!



# KEY FEATURES

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- Very large Edwardian family home
- Over 5,500 square feet
- Six bedrooms, three bathrooms
- Superb for entertaining, inside and out
- Beautifully presented throughout
- South-facing gardens of 1.45 acres (stms) with river frontage
- Short walk to town centre
- Multi-generational living potential
- Work-from-home spaces
- Potential for bed-and-breakfast or boutique hotel business, subject to local planning laws
- Detached double garage

What higher testimony is there to a successful home than a mere handful of owners in well over a century? And these owners, too, are most reluctant to leave a home where they have raised their family so happily for over 25 years. Fond of entertaining, they have appreciated the endless space – 5,500 square feet of it – and have loved hosting parties, whether in these voluminous reception rooms or outside with a marquee on the lawn. Country weekends, with plenty of room for overnight guests, can also be accommodated with ease in this extraordinary house which, despite its size, they describe as feeling “warm and homey”. The house sits behind walls and grand double gates which lead to a wide gravelled parking area with room for countless vehicles. Formal entry is directly ahead although the house can be entered from every side.

## Step Inside

A small entrance lobby precedes the long elegant hallway which connects most downstairs spaces. Carpets downstairs are absent – a treatment as sensible as it is elegant. Instead, beautiful wooden flooring or shiny black ceramic tiles enhance lateral dimensions, adding to the grandeur of these spaces. Ahead is the vast sitting room whose size lends itself to easy informal division of spaces. At one end is a handsome fireplace with marble surround and a large bow window overlooking the garden. At the other end, half-height built-in cabinets span the wall between two display recesses which await your objets d'art. The square kitchen is of a size to allow numerous guests to linger and chat with no danger of getting underfoot. The look is streamlined modernity with ivory coloured units contrasting with gleaming black stone counters. A wide range cooker and a Belfast sink add traditional touches in keeping with the age of the house. A separate dining room is ideally placed just off the kitchen. Highly reflective black stone flooring seamlessly connects these spaces – kitchen, dining room and hallway – a look as practical as it is stylish. At the other end of the house, another large reception room offers an alternative place to relax or entertain, and indeed its bar area and hard-wearing wood flooring strongly suggest a party room.





# KEY FEATURES

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## Separate Annexe Potential

A door from this alternative living room leads to another wing with the potential for conversion to a separate annexe. Here you might create single-storey accommodation for an elderly relative or even a bed-and-breakfast small business opportunity. With its own entrance, this wing consists of three rooms: a large and lofty reception room with a semi-vaulted ceiling and windows on two sides; a generous utility room which, with electricity and water in place, could be converted into a kitchen relatively easily; and a small study which might be a single bedroom. You might even include the large reception room adjacent to make a suite of four rooms which can be separated from the rest of the house by a door in the main hallway. There are many number of ways that you might create distinct zones in this house – a benefit of its size. A vast cellar complex lies beneath most of the ground floor area. Ideal for wine storage, and perfectly dry, who knows how you might use this significant extra space?

## Exploring Upstairs

A grand U-shaped staircase ascends from the centre of the house to the first floor where are three large bedrooms and two bathrooms. There were likely four bedrooms on this floor but one has been converted into a splendid dressing room for the master suite and, once you've seen the extent of the hanging space, you're unlikely to want to give it up. Ascending another staircase brings you to the second floor where three further bedrooms, all with excellent cupboard space, are served by a third bathroom. All bathrooms are opulent and roomy and offer both bathtub and shower stall. Before descending, do note the extensive under-eaves storage along the top-floor landing.

## Step Outside

"You wouldn't know you're in the middle of Thetford," say the owners and it's fair to say that to be sitting on close to an acre and a half this close to a town centre is highly unusual. Add to that the fact that the gardens are not overlooked at all – almost unheard-of in an urban setting – and you can understand why the owners say they feel as if they are middle of the countryside. The seemingly endless lawns, dotted with many mature trees, reach down to the river (fenced and safe for children) and the owners' children have enjoyed boating on a stretch of river that feels like their own. Children's parties have included pony rides, while larger family celebrations have been held outdoors under large marquees and with haystack seating on the lawn, festival style. This garden could not be bettered for celebrations and parties – it will deliver on all fronts. Wildlife appreciates this huge green space too with many avian visitors passing through.

































# INFORMATION

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## On The Doorstep

The centre of Thetford can be reached on foot via a short but delightful walk along the river. The town's notable residents have included Thomas Paine and Prince Duleep Singh and it famously provided locations for many scenes in the British classic "Dad's Army", indeed there is a museum dedicated to the show here. Supermarkets, cinema, theatre, schools – in short everything you would expect in a market town – are within a ten-minute stroll from home.

## How Far Is It To

Situated on the arterial A11, Thetford is happily within easy reach of the wider world. The cathedral city of Norwich can be reached by car in a little over half an hour, while in the other direction Ipswich is a drive of just three quarters of an hour. Beautiful and historic Bury St Edmund's, meanwhile, is less than 20 minutes straight down the A134. Trains run from Thetford to Norwich, Stansted, Cambridge, Peterborough and Nottingham.

## Directions

The property is located on Mill Lane, Thetford which is found off the Bury Road

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [fades.reliving.juices](https://www.fades.reliving.juices)

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Electricity, Gas and Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability  
Breckland District Council - Tax Band G  
Freehold



**Mill Lane, Thetford IP24, UK, IP24**  
**TOTAL APPROX. FLOOR AREA 5,552 SQ.FT - 515 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		



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