

PRICE GUIDE

£375,000

Holt Road, Upper Sheringham, NR26 8TN

Arnolds | Keys









THE PROPERTY

Mill House Holt Road, Upper Sheringham, NR26 8TN

Mill House is a unique opportunity to acquire a highly individual home of charm and character, together with a self-contained annexe. Dating back to the early 19th century, this single storey property is of flint and brick construction with later additions. The property has recently been re-furbished to provide a lovely home with superb views over open farmland at the rear. The annexe however is in need of updating.

The property is located on the edge of the Village, just off the A148 and therefore within easy access of the main Town of Sheringham which offers an excellent selection of shops, restaurants and both bus and rail services.

This is a unique opportunity to acquire a property steeped in history and with the benefit of a small annexe which opens up the potential for a number of uses (STP).

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THE DETAILS

Property Details

ENTRANCE LOBBY
With part glazed entrance door, leaded window to front aspect, exposed brickwork and flint, tiled floor, radiator. Open to:

INNER HALLWAY
Window to front aspect, radiator, fitted laundry cupboard with provision for washing machine and space for tumble dryer, glass panelled door to:

DINING ROOM
Central fireplace (sealed) with tiled hearth and timber mantel, shelved alcove with fitted storage cupboard, glazed panel to hallway, two radiators, window to south facing rear aspect, part glazed door to:

PORCH
With glazed door opening to south facing rear aspect.

LOUNGE
Two aspects to front and rear, provision for TV, central fireplace with solid hearth and timber mantel, two radiators.

KITCHEN
Recently re-fitted with a comprehensive range of shaker style base and wall cabinets with laminated work surfaces and matching upstands. Inset sink unit, newly installed electric cooker, integrated fridge and freezer, floor mounted oil fired boiler providing central heating and domestic hot water, two aspects to front and side.

INNER LOBBY
Fitted store cupboards, built in airing cupboard housing lagged cylinder. Radiator.

BEDROOM 2
Window to side aspect, radiator.

BATHROOM
Recently re-fitted with a contemporary suite of panelled shower bath with mixer shower and screen, vanity wash basin with cupboards beneath and wall mirror above, close coupled w.c., chrome heated towel rail, part tiled walls.

BEDROOM 1
Formerly a second siting room with radiator, central feature fireplace with solid hearth and timber mantel, window and glass panelled door opening to:

CONSERVATORY
With tiled floor and door opening to south facing rear garden.

ANNEXE

GARDEN ROOM
Part glazed entrance door, night storage heater, roof blinds, exposed brick and flint wall from original stable. Part glazed door to:

LOUNGE/DINING ROOM
Night storage heater, two aspects, built in airing cupboard with fortic tank and immersion heater. Open plan to:

KITCHEN AREA
Single drainer sink unit, point for electric cooker.

BATHROOM
Panelled bath with mixer tap and shower attachment, close coupled w.c., pedestal wash basin, part tiled walls, electric shaver point and mirrored cabinet.

OUTSIDE
Detached GARAGE/WORKSHOP: With electric up and over door to garage, part glazed UPVC door and window to side. The work shop has a separate entrance at the rear and window to the side.

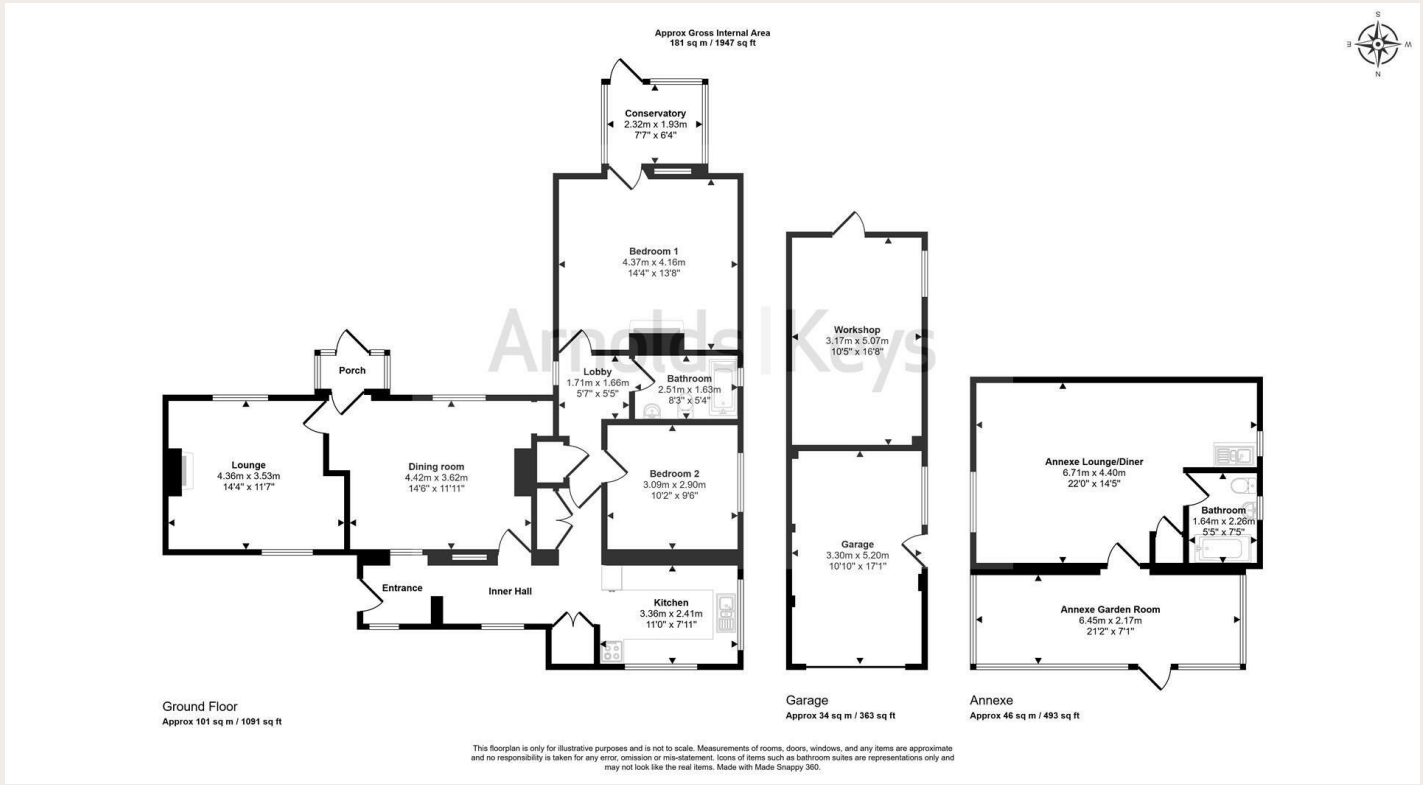
GARDENS
The property stands in a generous plot with a gated access from the A148. This opens to a large gravelled driveway with ample parking and turning area. Newly installed Oil tank. Established planting to garden area. A side access then leads to the rear walled garden which backs onto south facing open farmland.

AGENTS NOTE
The property is freehold, has mains electricity and water connected with drainage to a cess pit. The property has a Council Tax rating of Band E.

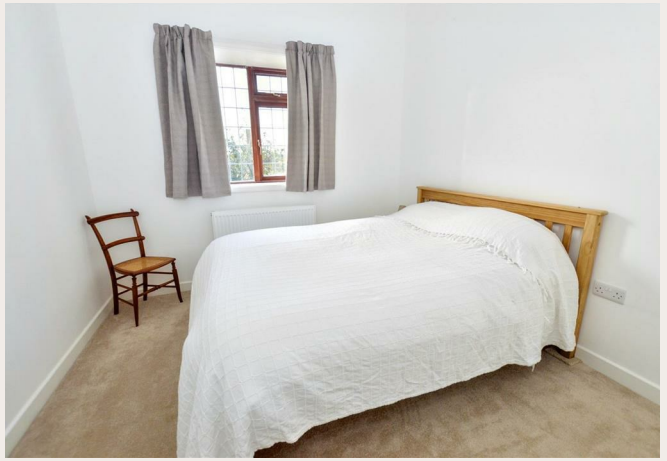


Location

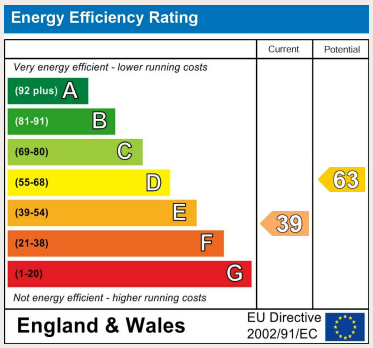
Upper Sheringham is a picturesque village in Norfolk, England, surrounded by rolling countryside and woodland. It is known for its peaceful rural character, attractive flint cottages, and historic church. The village lies close to Sheringham and the North Norfolk coast, making it a popular base for exploring the area. Nearby Sheringham Park, with its beautiful landscaped gardens and woodland walks, is a major attraction.











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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250