



THE STORY OF

Milltops

Harpley, Norfolk

SOWERBYS

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Milltops
Harpley, Norfolk
PE31 6TX

No Onward Chain

Beautifully Extended Detached Bungalow

Three Well-Proportioned Bedrooms
Served by Stylish Family Bathroom

Stunning Open-Plan Living Spaces

Bespoke Shaker Kitchen with Oak Worktops

Two Wood-Burning Stoves

Utility/Boot Room and Additional Shower Room

Private Garden with Hot Tub

Carport, Ample Parking and EV Charger

Quiet Village Location Close
to Countryside Walks

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Beautifully transformed by the current owner since 2023, this detached bungalow has generous open-plan spaces, exceptional craftsmanship and an unmistakable sense of warmth combine to create a home that feels every bit as welcoming as it is stylish. Set along a peaceful road within the ever-popular village of Harpley, with country walks, Houghton Hall and its surrounding parkland provide endless opportunities to explore.

The transformation inside is immediately apparent. A generous entrance hall provides a natural divide between the bedroom accommodation and the living spaces beyond. The property has been thoughtfully redesigned and extended to create an exceptional sequence of interconnected living spaces. The bespoke shaker-style kitchen sits at the centre of it all, beautifully finished with solid oak worktops, integrated appliances and a substantial breakfast bar. From here, the space flows effortlessly in either direction. To the front of the home is the dining room, where a traditional wood-burning stove introduces warmth during the cooler months and offers timeless character and ambiance for year-round entertaining.

To the rear the home unfolds towards the living room, with a series of spaces flooded with natural light large roof lanterns and wide expanses of glazing. Bi-fold doors blur the boundary between inside and out, while the contemporary cylindrical wood-burning stove provides a stunning focal point. Practicality has been given just as much consideration as aesthetics. The sheltered side entrance beneath the carport leads to a beautifully appointed utility room combined with an additional shower room, creating an incredibly useful boot-room style arrangement.

The three bedrooms are all beautifully presented, each enjoying a calm, restful atmosphere with tasteful decoration and excellent proportions. They are served by a stylishly refurbished family bathroom featuring a blend of contemporary and traditional fittings, elegant tiling and a shower over the bath which blend to offer timeless uncompromising indulgence.

Outside, the same attention to detail continues. The generous rear garden has been designed to feel wonderfully private, framed by mature planting that creates a peaceful backdrop throughout the seasons. A broad paved terrace provides the ideal setting for summer dining, while the hot tub offers the perfect place to unwind. To the front, extensive gravelled parking sits alongside the covered carport with EV charging point, offering both convenience and practicality.

Milltops is exactly as its owner describes it: surprising, homely and wonderfully easy to live in. It is a home that balances elegant contemporary design with genuine comfort.



Three words to describe
the home would be
surprising, homely and
easy.





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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Harpley

RURAL CHARM ON THE DOORSTEP
OF THE NORTH NORFOLK COAST.

A small village between King's Lynn and Fakenham, Harpley enjoys a convenient position on the A148, providing excellent links to King's Lynn, Norwich and beyond. The beautiful North Norfolk coast is also within easy reach. Just west of the village lies the Peddars Way, a Roman road running from Knettishall Heath in Suffolk to Holme-next-the-Sea. Once used by Roman troops, it now offers miles of walking and cycling through the Norfolk countryside. The surrounding landscape is steeped in history, with Bronze Age round barrows to the north-west of the village and a Neolithic long barrow on Harpley Common.

The Rose & Crown sits at the heart of the village, a welcoming country pub serving excellent food and popular with both locals and visitors. Harpley also has a village hall and primary school, while everyday shopping can be found nearby in East Rudham, Great Massingham and Bircham.

Recorded in the Domesday Book of 1086, Harpley has a rich heritage reflected in its many historic buildings. St Lawrence Church is particularly notable for its exceptional medieval carvings, including its magnificent south door, regarded as one of the finest carved church doors in the country.



Note from the Vendor



“Milltops has a warm, welcoming feel with a great open-plan layout. Living here on my own, I’ve always felt safe in this wonderful village.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating, log burners and part under floor heating. EV Charging Point.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0350-2235-7220-2097-7441.

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: ///steepest.wake.efficient

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SOWERBYS

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