



A HANDSOME GRADE II LISTED VILLAGE HOUSE IN NEED OF REFURBISHMENT WITH A CHARMING WALLED GARDEN TO THE REAR

Mill House, 5 Scarborough Road, Great Walsingham, Norfolk NR22 6AB

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ESTABLISHED 1966

Mill House
5 Scarborough Road
Great Walsingham
Norfolk NR22 6AB

*An elegant late 19th century Grade II listed house
on the market for the first time since 1985*

Guide Price: £699,950 (18.03.24/30.04.24)
Freehold BUR230189

- A detached period house with solid red-brick and flint elevations under steep pan-tiled roofs behind a parapet with decorative terracotta cornices and urns
- Entrance Hall
- Sitting Room with period fire surround and wood-burning stove
- Dining Room
- Double aspect Morning Room with an open fire
- Kitchen
- Scullery
- Conservatory
- WC
- Landing with Study area
- Four Double Bedrooms
- Two Bathrooms
- WC
- Walled garden with brick & flint Outbuildings and a Summer House
- Double Garage and Off-Street Parking







GREAT WALSINGHAM or Old Walsingham as it was once known locally, is a sought-after village just one mile to the east of Little Walsingham and 5 miles inland from the North Norfolk coast at Wells-Next-The-Sea. The village has been the winner of the Best Kept Village Award in Norfolk on 3 occasions and lies within an Area of Outstanding Natural Beauty. Great Walsingham Barns offers a small range of shops including a gallery, picture framer and popular café whilst Little Walsingham provides a larger number including Walsingham Farm Shop, a village store, a hotel and a public house. There is also a primary school and a Doctors' surgery.

The market town of Fakenham is about 6 miles and Holt, the home of Gresham's Public School, is about 11 miles. A regular bus service runs to Fakenham and Wells-Next-The-Sea.

The surrounding area is predominantly rural with the landed estates of Walsingham surrounding the village itself and Holkham nearby. The pocket of countryside that lies around Walsingham is some of north Norfolk's most picturesque.

Mill House lies within a designated Conservation Area.



SERVICES: Mains electricity, water and drainage.

HEATING: Oil-fired central heating, a wood-burning stove in the sitting room and an open fire in the morning room.

COUNCIL TAX: Band G

BROADBAND: Ofcom indicate that Ultrafast Fibre Broadband is available to the property.

MOBILE COVERAGE: Ofcom indicate that EE, O2 and Vodafone all have voice and data available inside and outside the property. Ofcom indicates that Three provide voice and data outside the property only.











Mill House, Scarborough Road, Walsingham, Norfolk

Approximate Gross Internal Area

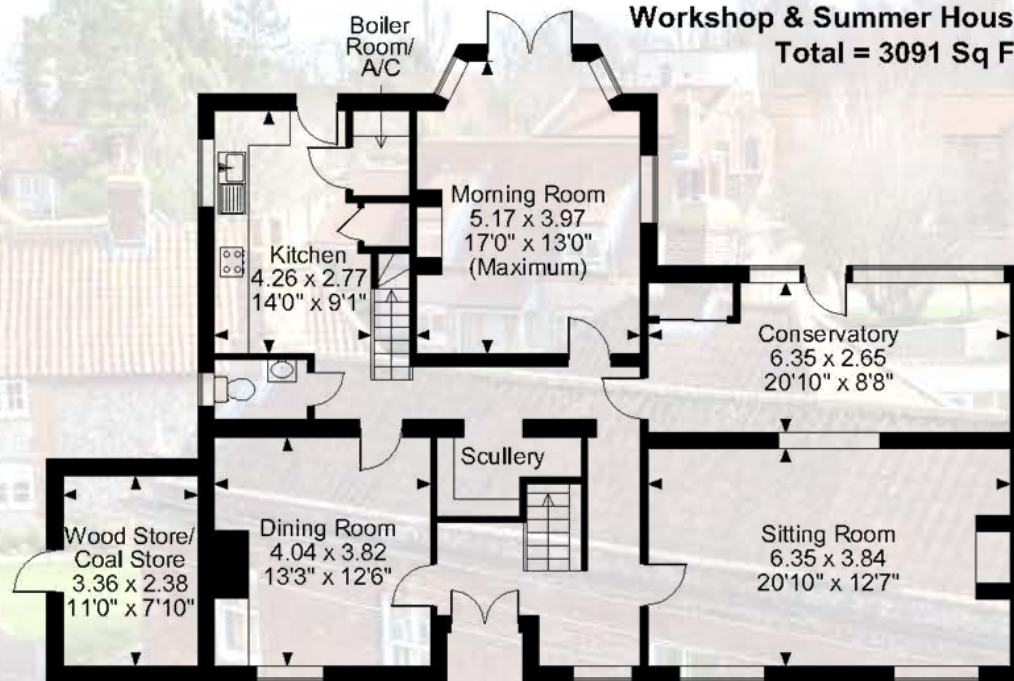
Main House = 2388 Sq Ft/222 Sq M

Garage = 373 Sq Ft/35 Sq M

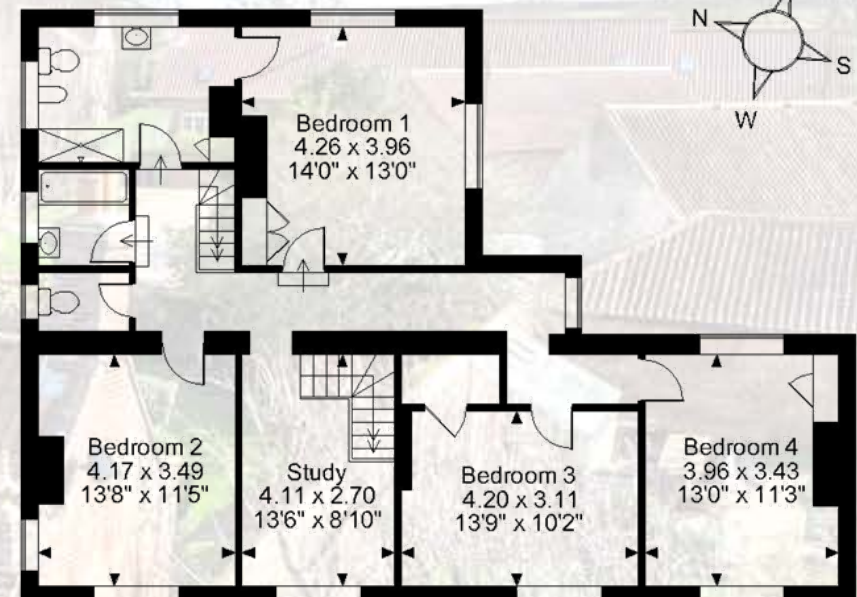
Stores = 133 Sq Ft/12 Sq M

Workshop & Summer House = 197 Sq Ft/18 Sq M

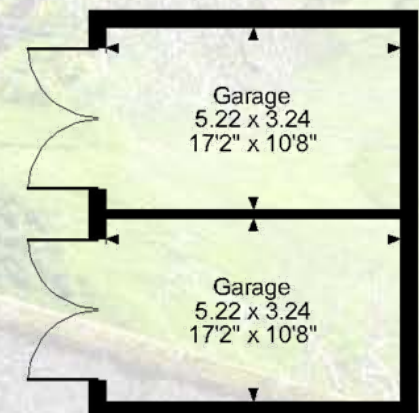
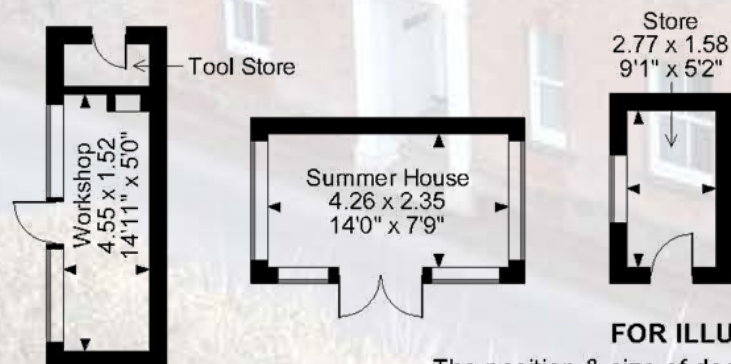
Total = 3091 Sq Ft/287 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk



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