

£425,000  
Guide Price



## Mill Road

Thurlton, NR14 6QE

- Detached farmhouse
- Five good sized bedrooms
- Characterful period features throughout
- Versatile living spaces, including a sitting room, dining room, snug and conservatory
- Offered chain-free
- Highly desirable rural location
- Brick-built storage facility
- Barn located at the rear of the property, with potential for development and additional building opportunities (STP)
- Ample off-road parking opportunities
- Substantial Plot







## Summary

This charming DETACHED FARMHOUSE is set on a SUBSTANTIAL PLOT in a highly sought-after RURAL location. Boasting five generously sized bedrooms and brimming with characterful PERIOD FEATURES throughout, the property offers EXTENSIVE LIVING SPACES, including a sitting room, dining room, snug and a bright conservatory. With the added advantage of being CHAIN FREE, the farmhouse presents excellent POTENTIAL FOR DEVELOPMENT or further building opportunities. Additional features include a brick-built storage facility, a BARN TO THE REAR and ample OFF ROAD PARKING, making it ideal for those seeking a unique countryside retreat.

## Entrance Porch

Entrance door and windows to the front and side aspect, tiled flooring throughout, doors opening into the entrance hall, dining room and to the exterior.

## Sitting Room

5.81 x 3.88

x2 UPVC double glazed windows to the front aspect, original wood flooring throughout, radiator and a decorative period fireplace.

## Dining Room

4.61 x 3.31

Internal French doors opening to the front aspect, tiled flooring throughout, storage heater, open fireplace, a serving hatch and a door opening into the snug.

## Snug

4.88 max x 3.31

Window to the front aspect and x2 internal windows to the rear aspect, tiled flooring throughout, an opening to the conservatory and a door opening to the storage room.

## Kitchen

4.13 x 3.22

Window to the rear aspect, vinyl tile flooring throughout, tile splash backs, radiator, base units, laminate work surfaces, stainless steel sink with drainer, built-in oven, spaces for a washing machine and dishwasher and doors opening to a storage cupboard & through to the rear hall.

## Rear Hallway

Window to the rear aspect, vinyl tile flooring throughout and doors opening to the shower room, WC & the conservatory.



### Shower Room

1.94 x 1.74

Vinyl tile flooring throughout, electric shower set within an enclosed glass cubicle with hand-held attachment, wall mounted wash basin and a heated towel rail.

### WC

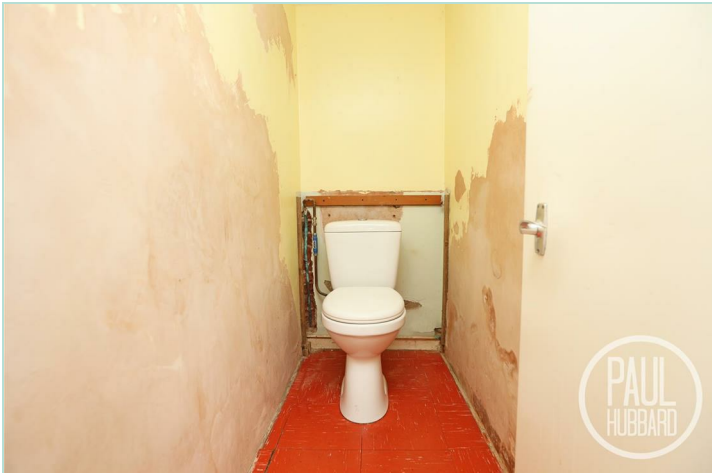
1.94 x 0.82

Internal obscure window to the side aspect, vinyl tile flooring throughout and a toilet.

### Conservatory

3.64 x 3.31

UPVC double glazed windows surround, a door leading to the rear garden and tiled flooring throughout.



### Stairs leading to the first floor landing

Carpet flooring throughout, loft access, doors opening bedrooms 1, 4 and 5, split landing with further steps up to bedrooms 2 and 3 and a step leading down opening to a lobby area.

### Bedroom 1

3.63 x 3.58

UPVC double glazed window to the front aspect, original exposed wood flooring throughout, feature fireplace, x4 storage cupboards and an opening to the dressing room.

### Dressing room

2.71 x 1.95

Windows to the rear and side aspects, original exposed wood flooring throughout, radiator, jack and jill doors opening to bedrooms 1 and 4.



### Bedroom 2

3.21 x 2.82

UPVC double glazed window to the side aspect, carpet flooring throughout, radiator and space for a double bed.

### Bedroom 3

3.94 max x 3.91 max

UPVC double glazed window to the front aspect, carpet flooring throughout, radiator, feature fireplace, loft hatch, and space for a double bed.



### Lobby

Original exposed wood flooring, doors opening to the bathroom, storage cupboard and bedroom 4.

### Bedroom 4

3.91 x 2.57

Window to the rear aspect, carpet flooring throughout, space for a double bed and a door opening to the dressing room.









### Bedroom 5

2.66 x 2.48

UPVC double glazed window to the front aspect, exposed wood flooring and an opening to a storage cupboard.

### Outside

This property boasts a large, mature wrap-around garden, offering a tranquil and expansive outdoor space. The south-facing front garden is gated and provides off-road parking for multiple vehicles, with a neatly laid lawn and a paved pathway leading to the entrance door. The garden is beautifully bordered by mature plants, trees, and shrubs, with a hedge along one side. The lawn sweeps around to the rear, creating a seamless flow between the front and back of the property.

At the rear, the garden sits on a substantial plot with sweeping lawns and stunning field views. It features a barn with great potential for development (STP), along with a brick-built storage area. Surrounded by mature greenery, the rear garden also includes a timber storage shed, a greenhouse, and a pump house. Gates to the side offer additional parking, making this peaceful space ideal for both leisure and further development opportunities.

### Agent Note

Please note that some of the property's windows have been recently replaced with modern UPVC.

### Disclaimer

Please refer to the official title deeds for precise boundary details, as the outlines in our images are provided for illustrative purposes only and may not accurately represent the legal boundaries.

### Financial Services

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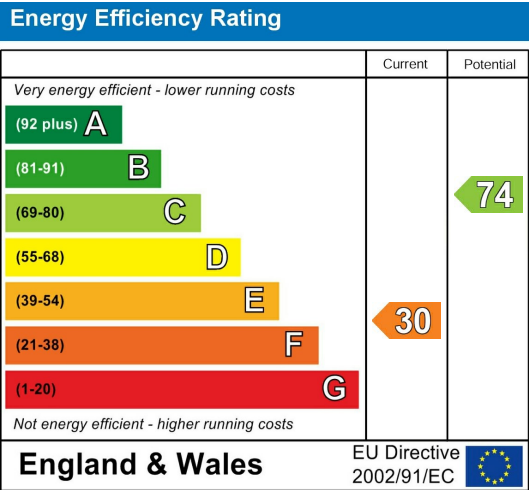








Tenure: Freehold  
Council Tax Band: E  
EPC Rating: F TBC  
Local Authority: South Norfolk District Council



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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