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h brown

Select

Mill House  
Lock Road  
Honing



A CHARMING COUNTRY COTTAGE WITH GENEROUS, MATURE GARDENS AND DETACHED TWO-BEDROOM ANNEXE

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## Mill House, Lock Road, Honing, NR28 9PJ

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### ENTRANCE HALL

With door in from the drive, the hall gives access to an inner lobby, bathroom and reception area. The inner lobby has doors to a utility cloakroom and the fourth bedroom.

### BATHROOM

Fitted with a contemporary suite comprising, shower in oversized cubicle, bath, wc with concealed cistern and vanity hand wash basin with storage under. Attractive tiling to walls, fitted storage, chrome towel rail/radiator and underfloor heating.

### STUDY/BEDROOM 4

A lovely bedroom which could readily double as a home office if required, this room along with the cloakroom alongside would make great guest accommodation.

### UTILITY ROOM

A practical room offering further storage.

### CLOAKROOM

Fitted with wc and hand wash basin.

### RECEPTION

Offering a pleasant seating area this room features a fireplace, with storage alongside, housing a wood burning stove on hearth, stairs with some storage under lead to the first-floor galleried landing, and a door leading out to the front aspect. The half-vaulted ceiling features exposed timbers, and there are period floor tiles.

### DINING ROOM

Having a window and French doors to the garden, this room has an exposed brick fireplace with wooden mantle and exposed beams.







## SNUG

This cosy room offers another seating area with window overlooking the garden, and brick lined fireplace with wooden mantle and fitted storage alongside. Tiling to floor which continues to the sitting room.



## KITCHEN

A bright kitchen with windows to two aspects and partially vaulted ceiling with exposed timbers. The kitchen is fitted with drawer and cupboard units to three walls with contrasting work surfaces and inset 1½ bowl sink unit with mixer tap over.

## SITTING ROOM

This well-proportioned room overlooks the sun terrace with both bi-fold and glazed doors opening to the terrace, and benefits from underfloor heating. Attractive exposed brickwork to one wall, and second door to the garden. A focal point is provided by a contemporary wood burning stove.



### LANDING

Partially galleried, with fitted storage the landing has doors to the three first floor bedrooms.

### CLOAKROOM

With wc and hand wash basin.

### BEDROOM 1

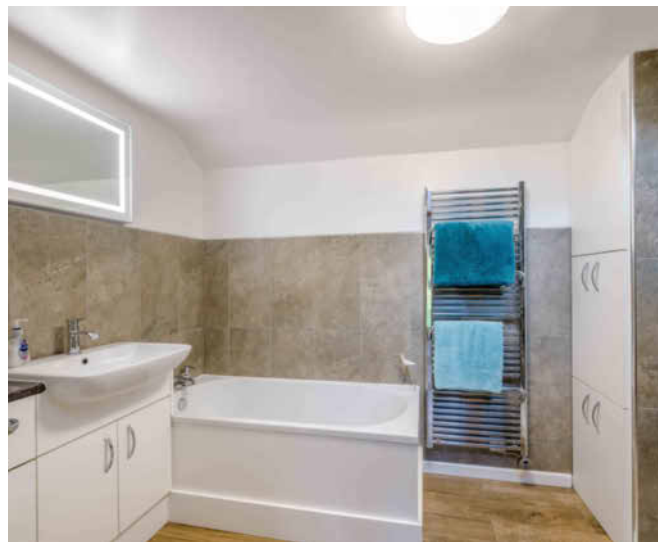
A lovely double bedroom with window overlooking the garden. Fitted wardrobes to either side of a chimney breast

### BEDROOM 2

Another double bedroom, overlooking the garden and with fitted storage.

### BEDROOM 3

Currently used as an office this is a generous single bedroom.





### ANNEXE

The Old Apple Store is a self-contained detached annexe which offers a living room, kitchen with integrated appliances, two bedrooms, shower room and benefits from LPG central heating. Alongside is a garden store with the utility/laundry area for the annexe.

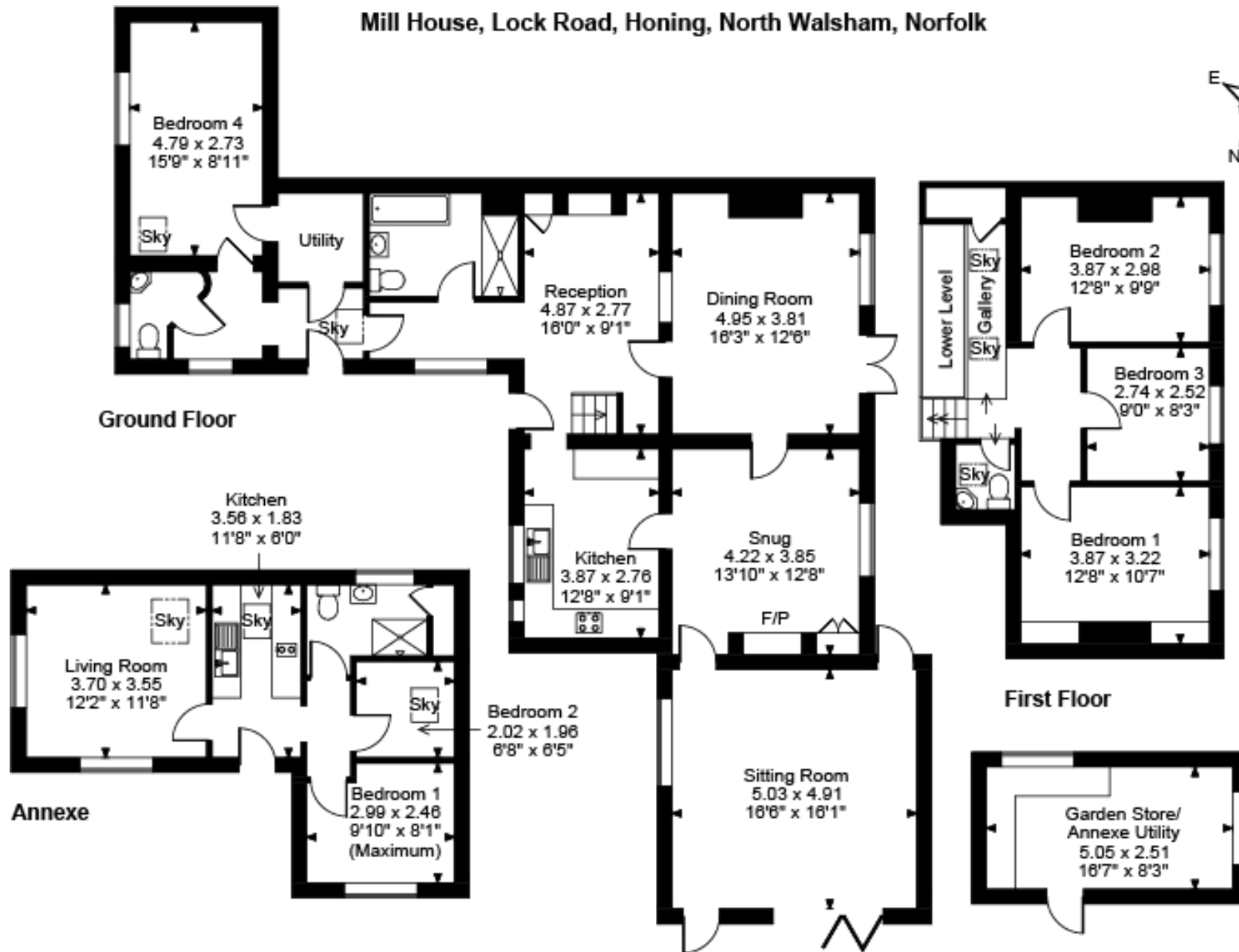
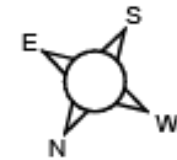


### EXTERNAL

The property is approached onto a gravelled driveway providing plenty of parking, alongside the drive is a large timber store building. The gardens, which extend to around 1/3 acre (STMS), sweep around the western and southern aspects of the property with wide lawn, numerous mature trees, storage sheds and a raised deck area with ornamental pond, provided a pleasant seating area. Adjoining the house with doors from the sitting room there is a wide west facing sun terrace. From this main area a gate through a brick and flint wall opens to an enclosed lawned garden with a southern aspect and further terrace with French doors from the dining room. Beyond the secluded gardens, giving a lovely backdrop is an area of mature woodland, within which is the Weavers Way.



Mill House, Lock Road, Honing, North Walsham, Norfolk



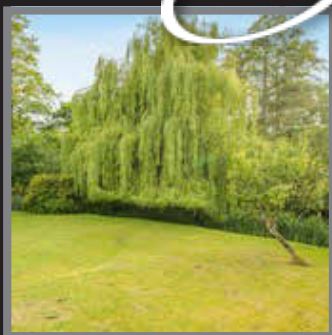
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The position & size of doors, windows, appliances and other features are approximate only.

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# Select

£600,000



Presented in excellent condition throughout this attached character cottage offers four- bedroom accommodation, along with a detached annexe, all set in generous mature gardens. The ground floor includes the kitchen, dining room, snug and wonderful sitting room which has bi-fold doors opening to garden. Additionally, a ground floor bedroom could readily double as an office or studio, with cloakroom alongside. On the first floor there are three bedrooms. Character is evident throughout the property with exposed beams, attractive flooring and fireplaces, while the sitting room is of a more contemporary style with modern wood burning stove. Externally the mature gardens feature wide sweeping lawn, sun terrace, decked area with ornamental pond, attractive flint walling, well planted shrub borders and beds along with numerous mature trees including fruit trees. Within the garden is the detached annexe, 'The Old Apple Store' along with a number of storage buildings. Viewing is essential to appreciate the setting and charm of this most individual property

The property adjoins the Weavers Way long distance footpath between Comer and Great Yarmouth and is beside Honing Lock on the North Walsham to Dilham Canal. The village of Honing sits midway between Stalham, Wroxham and North Walsham, which enjoys the benefit of a Waitrose supermarket.

EPC Rating: D  
Council Tax Band: C  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

**01603 221797**

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