



Mill House Thirlby Road, North Walsham

Guide Price £400,000 - £425,000

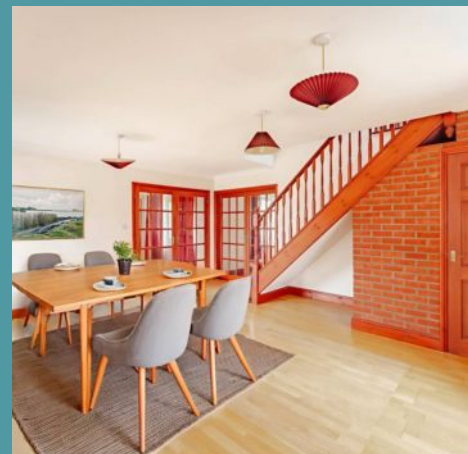
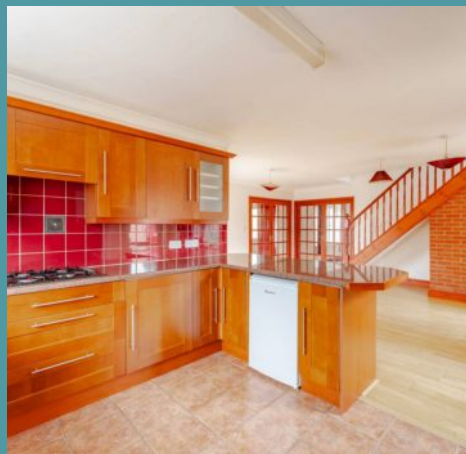
Mill House Thirlby Road

North Walsham, North Walsham

Set within a generous, non-overlooked plot in a quiet rural location, this property is a spacious and beautifully arranged detached home offering over 1,600 sqft of flexible accommodation across two floors. The thoughtfully designed property combines modern comfort with a sense of privacy and space, making it ideal for growing families, multi-generational living, or those seeking a peaceful countryside home. With three double bedrooms, two en-suites, a detached garage, and ample off-road parking via two driveways, the home is perfectly suited to both everyday life and entertaining.

Council Tax band: TBD

Tenure: Freehold





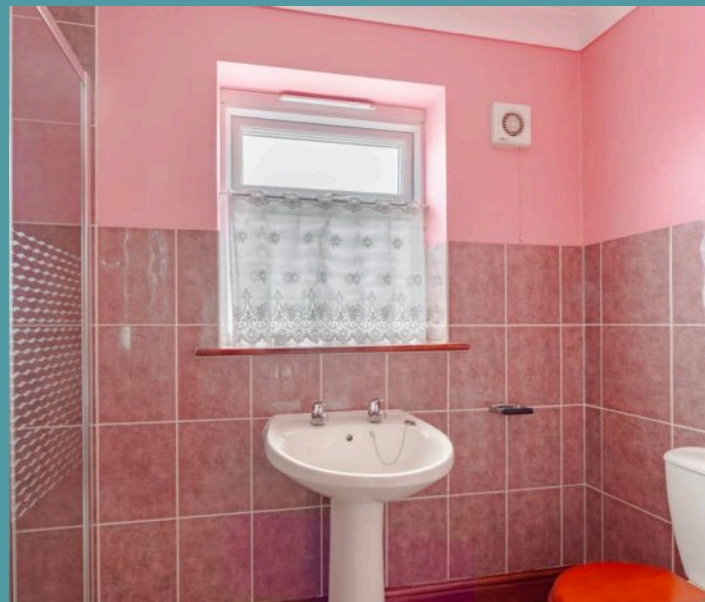
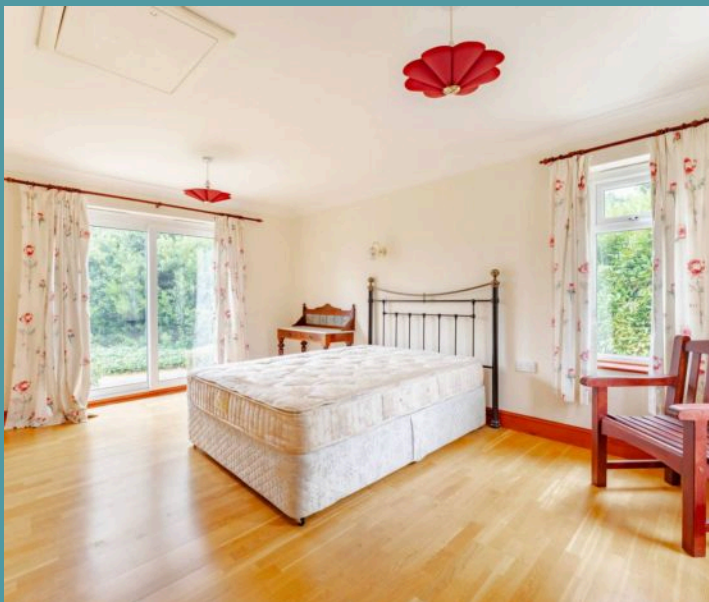
Location

This property enjoys a tucked-away position along Thirlby Road, on the edge of the historic market town of North Walsham. This thriving North Norfolk town offers a comprehensive range of amenities, including supermarkets, cafes, independent retailers, pubs, and a leisure centre with swimming facilities. It also benefits from a direct rail service to Norwich, making it ideal for commuters, and convenient road access to both the A149 and A140 routes for travel across the region.

Families are well catered for with a selection of local schools and healthcare facilities, while the surrounding area provides a mix of scenic countryside and woodland walks. North Walsham's heritage charm is matched by its proximity to the North Norfolk coastline, with popular seaside spots such as Mundesley, Bacton, and Cromer all within easy reach. Whether heading into the Broads for a day on the water or exploring the coastal paths, this location strikes a rare balance between town convenience and rural tranquillity.

Thirlby Road

The ground floor welcomes you into the entrance hall, giving access to a well-proportioned double bedroom complete with its own en-suite shower room, ideal for guests or single-level living. A separate WC and handy storage cupboard are also located off the hallway. Continuing through, the generous dual-aspect lounge provides a bright and comfortable reception area, with ample space for seating and a pleasant outlook over the grounds.



- Guide price: £400,000 - £425,000
- Set on a large, non-overlooked plot offering privacy and outdoor potential



To the rear of the property, the open-plan kitchen and dining room creates a natural hub for daily life. This large, sociable space is ideal for family mealtimes and entertaining, while the adjoining utility room offers practical convenience and direct access to the outside, perfect for muddy boots or garden access.

Upstairs, the first-floor landing leads to two further double bedrooms. The main bedroom is a standout feature, boasting a private dressing room and stylish en-suite shower room. The third bedroom is also a good-sized double and is served by a modern family bathroom.

Externally, the property sits on a sizeable, private plot and benefits from two separate driveways, providing ample off-road parking for multiple vehicles. A detached garage offers further secure parking or potential for use as a workshop or storage. The garden areas surrounding the property are largely unoverlooked, offering a peaceful outdoor setting with space to enjoy or personalise.

Mill House presents a rare opportunity to acquire a well-appointed and flexible home in a desirable rural location, while still being within easy reach of local amenities, the North Norfolk countryside, and the nearby coast.

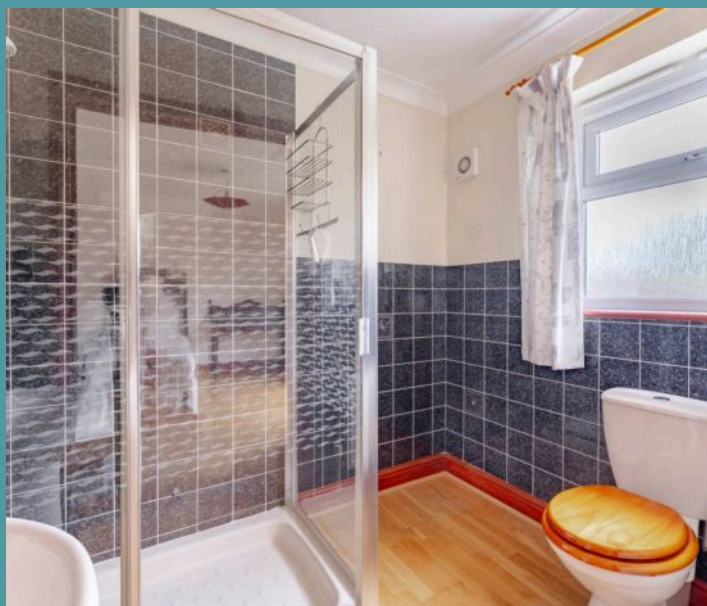
Agents Notes

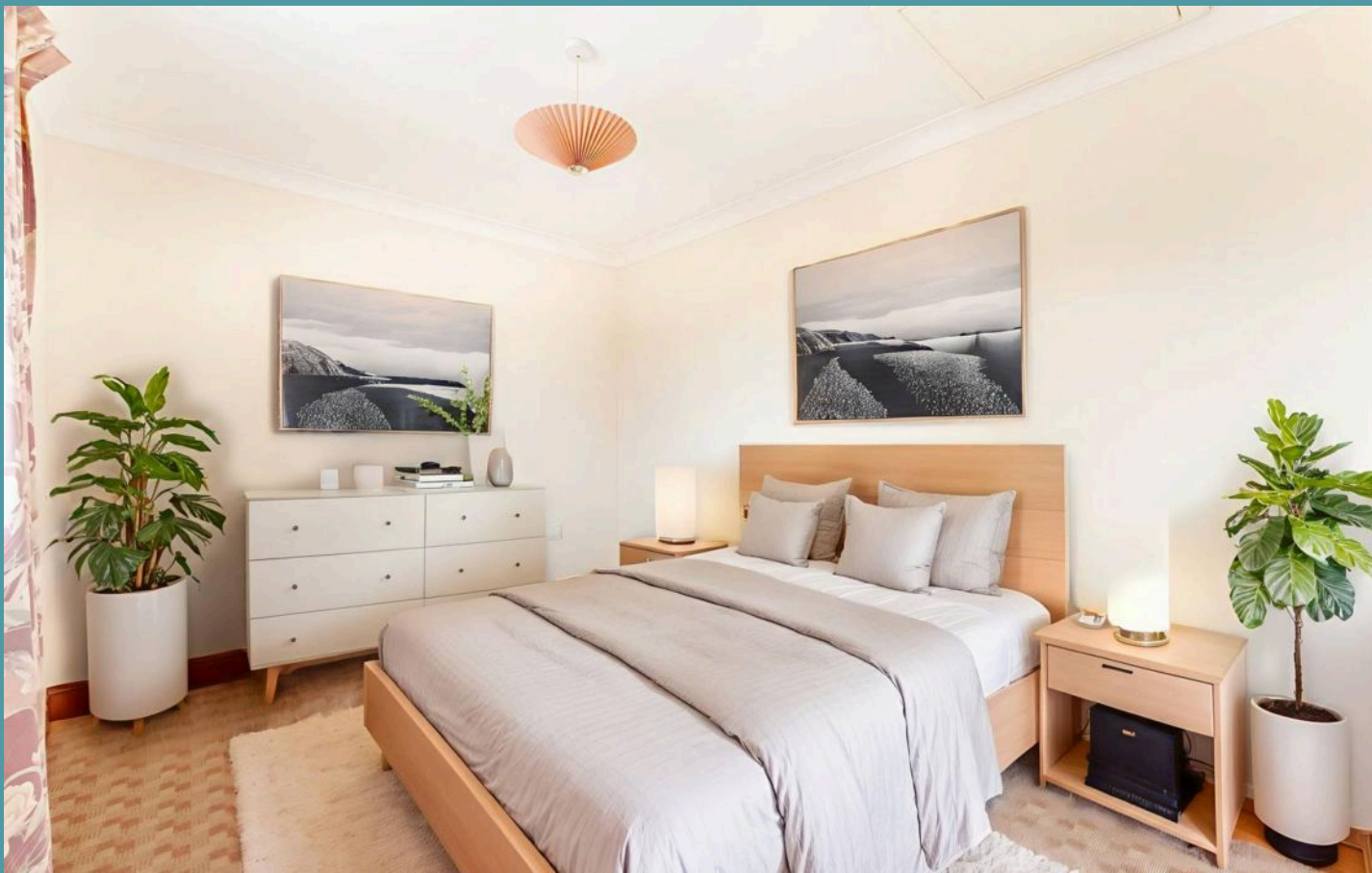
We understand this property will be sold freehold, connected to all main services.

AI staging has been used to enhance images included in this listing.

Council tax band - TBD

- Guide price: £400,000 - £425,000
- Set on a large, non-overlooked plot offering



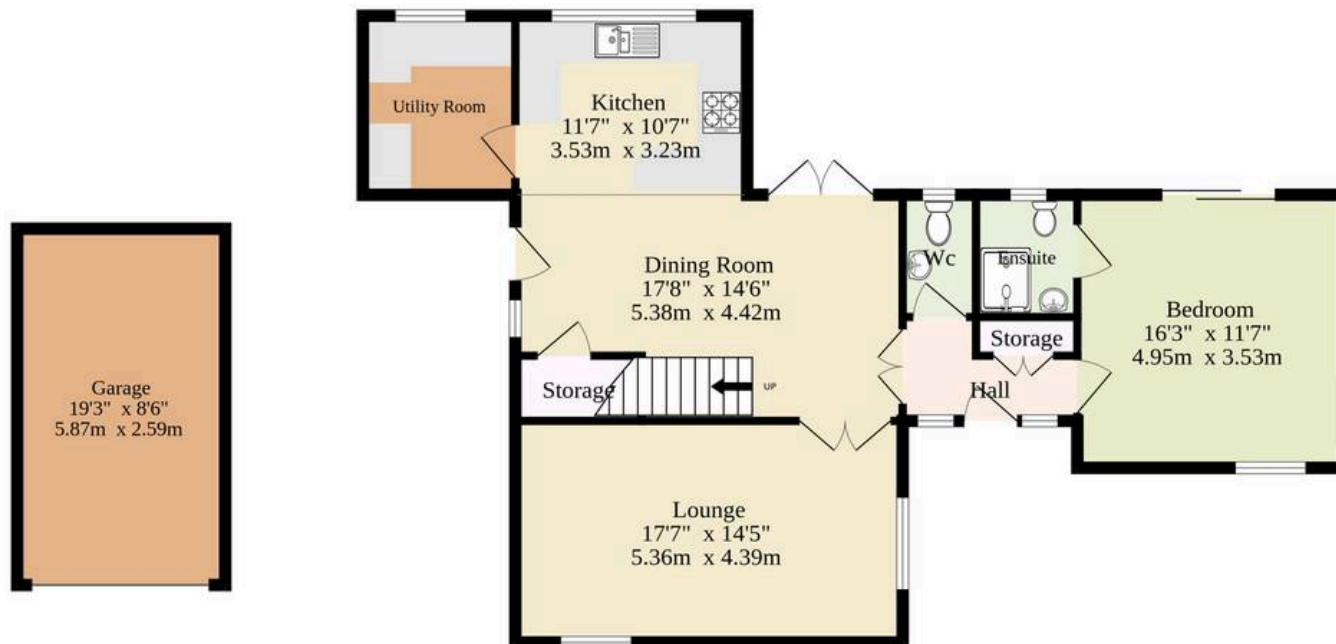


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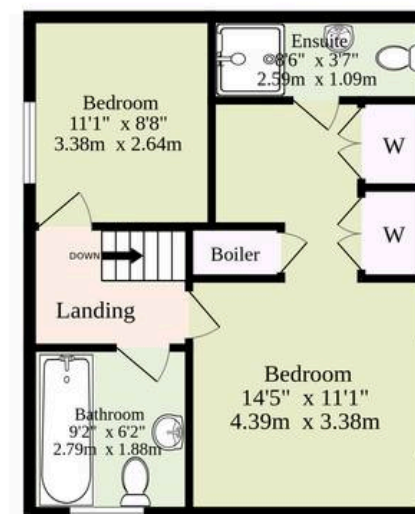
- Guide price: £400,000 - £425,000
- Set on a large, non-overlooked plot offering privacy and outdoor potential
- Generous dual-aspect lounge and a separate dining room ideal for entertaining
- Modern kitchen with adjoining utility room offering practical convenience
- Three well-proportioned double bedrooms across two floors
- Principal bedroom suite with dressing room and ensuite shower room
- Second spacious double bedroom with ensuite and pleasant garden views
- Ground floor WC and multiple built-in storage areas
- Detached garage and two separate driveways providing ample off-road parking
- Quiet rural setting with scenic surroundings



Ground Floor
1172 sq.ft. (108.9 sq.m.) approx.



1st Floor
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1618 sq.ft. (150.3 sq.m.) approx.

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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