



Whittley  
Parish

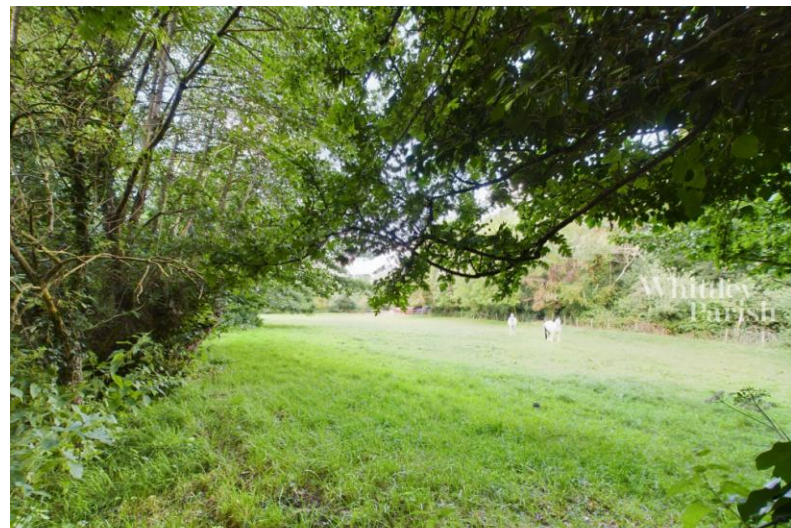


**Low Tharston, Tharston, Norwich, NR15 2YN**

**Guide Price £450,000**



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# Property Features

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- Plot size approx .5 acre
- No onward chain
- Annex potential
- 5/6 bedrooms
- 4/5 receptions
- Drainage - private
- Heating – oil fired ch
- Council Tax Band G
- Freehold
- Energy Efficiency Rating G.

## Full Description

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Mill House is a charming period residence thought to date from the late 17th century and is situated in an idyllic location on the banks of the River Tas. Extended in latter years the property was once part of a complex including a watermill, granary, a cottage and outbuildings until the mill ceased operating in 1968.

The property provides flexible accommodation in the regions of 2500sq ft with a ground floor bedroom, nearby bathroom and 2nd kitchen offering great dual generational living or annex potential. Further ground floor accommodation comprises of an impressive split level sitting room with views over the river, a cosy snug/tv room, a pleasant study/office and a generous kitchen/diner. To the first floor there are five bedrooms and two bathrooms. The property is offered with no onward chain

Externally Mill House is approached via a footbridge past the former mill with direct access for motor vehicles being totally restricted. Parking is provided via a covered car port and additional residents parking upon a shingle driveway. Sitting centrally within the plot, the property is surrounded by areas of lawn, orchards and woodland, all of which combined boasts a high degree of privacy within.

Enjoying a most pleasing individual position Mill House is located on the fringe of the village of Tharston lying just some two miles to the north of Long Stratton with a large variety of day to day amenities and facilities including schools, doctors, shops, cafes and independent retailers. The cathedral city of Norwich is found just twelve miles to the north along the A140 and Wymondham six miles to the east with railway station to Cambridge, London and Stansted.







Floor 0

Approximate total area<sup>(1)</sup>  
2504.29 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements