



Blackmill Crossing
Blackmill Lane
Great Moulton
NR15 2DZ

Guide Price £475,000- £495,000





- Vendor found
- Sympathetically extended
- Off road parking
- Flexible accommodation over several floors
- Large family kitchen/breakfast room
- Family Lounge with wood burner
- Formal dining room
- Study/reception basement room
- Double glazing and oil fired heating

Location

Blackmill Crossing Cottage can be found in the favourable village of Great Moulton. Nestled in the heart of the south Norfolk Countryside. The Village of Long Stratton is with easy access providing many day to day amenities and facilities, whilst the historic town of Diss (8 miles away) offers a wider range of amenities and facilities including railway station with regular service to London Liverpool Street and Norwich (15 miles away)





The Property

This quirky and unique Cottage has been renovated and extended by the current owners over the last 20 years. This beautiful character cottage with five/six bedrooms offers flexible accommodation over several floors suitable for large families to enjoy their own privacy yet commune in the large family rooms. The kitchen/breakfast room is the heart of the home with the open plan area and wood burner ideal for hosting. Privacy can be found in either the large lounge, study, reception room/basement room and snug. There are several bathroom, shower rooms and w.c. Really must be seen to appreciate.

Outside

To the front of the property there is a shingle parking area for several vehicles. To the rear of the property there is a good size lawned garden and secluded shingle courtyard and patio area for outside dining. Agents Note – As the name of the cottage suggest this property is next to the railway crossing and train lines can be seen.

Services

Mains electricity, water and drainage are connected to the property. An oil central heating boiler provides the domestic hot water and heating.

How to get there – What3words:

Conjured.cards.turns

Viewing

Strictly by appointment with TW Gaze.

Tenure:

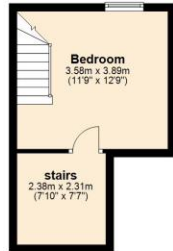
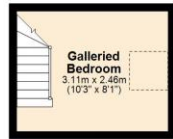
Freehold

Council Tax Band: A

Ref: 2/19554/LK

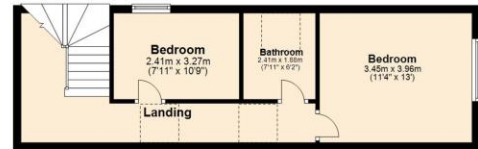
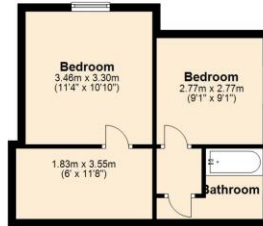
Ground Floor

Approx. 111.0 sq. metres (1195.1 sq. feet)



First Floor

Approx. 99.7 sq. metres (1073.2 sq. feet)



Total area: approx. 210.7 sq. metres (2268.3 sq. feet)

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