



Mill Lane, Thetford

Sheridans



Mill Lane, Thetford IP24 3BZ

A handsome Edwardian house with substantial accommodation and attractive grounds of about 1.45 acres with river frontage.

Nunthorpe House is a fine Edwardian house believed to date from 1902. The house is set in beautiful gardens of just under one and a half acres with many magnificent specimen trees and boasting over 226ft of river frontage. The outstanding level of beautifully proportioned accommodation has been much improved and updated for the current owners, is laid out over three floors and includes six main bedrooms including a luxurious principal suite with an enormous dressing room. The four main reception rooms enjoy views over the grounds and are complemented by a well equipped kitchen breakfast room, utility, wine cellars and study. The house is of a striking red brick construction beneath a tiled roof with attractive leaded windows throughout and overall, the property is an extremely versatile and spacious family house in arguably one of the most highly regarded settings within the town.

The accommodation extends to just under 4600 sqft and currently in brief comprises of a large reception hall with stairs off to first floor and doors to the cloakroom and to the main reception rooms including a huge sitting room with marble fireplace and enormous bay window overlooking the gardens and the spacious family room has a large bay window to side. The well equipped kitchen is fitted with an extensive range of units and appliances, with a separate dining room having French doors to the gardens. At the west end of the house, a gym is a flexible reception room/potential annexe, leading through to the large utility room and study.

On the first floor a large landing with cloakroom off leads to main

bedrooms including the principal bedroom suite with fitted dressing room and en-suite bathroom. A further bathroom serves the first floor bedrooms. On the second floor are three further bedrooms and large bathroom, completing the accommodation.

Outside

The house is approached through electric double gates leading into the driveway and extensive parking with garaging. Gated side access leads past a cloakroom and boiler room to the principal gardens which are mostly laid to lawn continuing to the river bank, whilst interspersed by several magnificent trees. The gardens provide great scope and potential for landscaping and there is currently a large paved terrace creating an area for entertaining whilst enjoying the wonderful views and backdrop. All in about 1.45 acres.

Location

Nunthorpe House stands in a quiet and peaceful position with grounds backing directly onto the river in the older part of the town, yet within easy walking distance of the excellent range of local facilities which include one of the oldest Grammar Schools in England, as well as town centre shopping facilities, eateries, cinema and the recently redeveloped riverside, public houses, pharmacies and doctors surgeries. The well renowned Thetford Golf course is within 4 minutes drive and Centreparks holiday village at Elveden within approximately 8 minutes drive and High Lodge approximately 7 minutes by car. Excellent access is gained to the A11 carriageway linking the town with Norwich, Cambridge and London via the M11 motorway. The property is situated within easy reach to Thetford railway station with direct connections to Cambridge, Norwich and onto London.

Offers In Excess Of £1,000,000

- Situated in arguably the best settings within the town
- Private grounds with over 226feet of river frontage
- 4600 sqft accommodation
- Four main reception rooms
- Well-equipped kitchen
- Principal bedroom suite including large dressing room, luxurious en-suite bathroom
- Six bedrooms, three bathrooms
- Wealth of original features
- Within walking distance of town centre
- All in about 1.45 acres

Directions

When entering Thetford along the A134 from the direction of Bury St Edmunds, turn right onto Nuns Bridges Road. Follow the road and turn left just before the bridge over the river into Mill Lane, where the house will be found next on the right.

Services

All mains services are connected. Council Tax Band G. EPC Rating: E.





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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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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