



THE FULL MILL, SAXTHORPE

Guide Price £645,000





THE FULL MILL

Saxthorpe, Norwich, Norfolk, NR11 7BQ

DESCRIPTION

The Full Mill name derives from this unique property's history as the site of a medieval fulling mill. Newly woven cloth was treated using the power of the River Bure where there is now a ford, although nothing remains of it today. A pair of traditional flint cottages has been amalgamated and extended to form a family home that overlooks this site. To the rear are a double garage and other outbuildings including a cabin for an outdoor pool. Beyond are paddocks that have been used as a smallholding while downstream to the south-east the land is low lying and partly wooded to form a natural haven with a long river frontage.

DIRECTIONS

The Full Mill lies a mile west of Saxthorpe and a quarter of a mile south of the B1354 road from Aylsham to Briston. Turn off the B1149 Holt to Norwich road in Saxthorpe opposite the garage and take the second left turn into Locks Farm Road down which The Full Mill is on the left before the ford. If coming from Fakenham via Thursford and Melton Constable along the B1354 turn right 2 miles beyond Briston just past the chicane and tin house.

LOCATION

The Full Mill occupies a charming backwater in the Upper Bure Valley close to where the dismantled MGN Railway used to run through meadows and woodland into Corpusty and Saxthorpe Station. After being designated an Environmentally Sensitive Area there are County Wildlife Sites nearby and public footpaths afford access into the undulating countryside. Corpusty is a mile from here with a store cum post office, primary school and pub while Holt (5), Aylsham (6) and Fakenham (11) are only a few miles away with Norwich (16) and the north Norfolk coast (10) also within easy reach.

THE ACCOMMODATION

The accommodation comprises: -

Ground Floor

Porch
Entrance Hall
Cloakroom
Kitchen / Breakfast Room
Dining Room with beamed ceiling and fireplace
Sitting Room with boarded ceiling and fireplace
Family Room

First Floor

Landing
Bedroom One – double with cupboard
Bedroom Two - double
Bedroom Three – L-shaped
Bedroom Four / Box Room
Bathroom & W.C.

There is a ground floor Annexe off the entrance hall which comprises:-

Inner Hall with steps down
Living Room with French doors
Bedroom - double
Bathroom & W.C.

Services: Mains water and electricity. Independent drainage.

There is solid fuel central heating supplied from an installation next to the garage which uses wood stored in the adjacent stores.



OUTBUILDINGS

Brick, flint and pantiled Double Garage (23' x 20')

Lean-to Carport and covered area

Workshop (34' x 11'6")

Shed (15' x 14'9")

Cabin (32' x 11'3') incorporating Kitchen area and stove together with Shower Room & W.C. plus double doors and windows to Outdoor Pool with filtration system.

Beyond are kennels in a railed paddock.

THE LAND

The total area of the grounds is reckoned to be slightly in excess of 6 acres. Roughly, this divides up into thirds with the buildings and north-western paddock on higher land, the middle third being rough pasture and the eastern third being woodland with poplars along the western edge and carr in the south-east corner.

There are two 5 bar gateways to the house and buildings with two more off Locks Farm Road into the north-western paddock. Further railed paddocks lie to the east of the buildings with the lawned garden running down to the ford in the south-west corner. There is a long frontage to the River Bure of about 275 yards where the course has meandered somewhat over the twentieth century.

There is an Agricultural Holding Number and drainage charges have been levied.

GENERAL REMARKS & STIPULATIONS

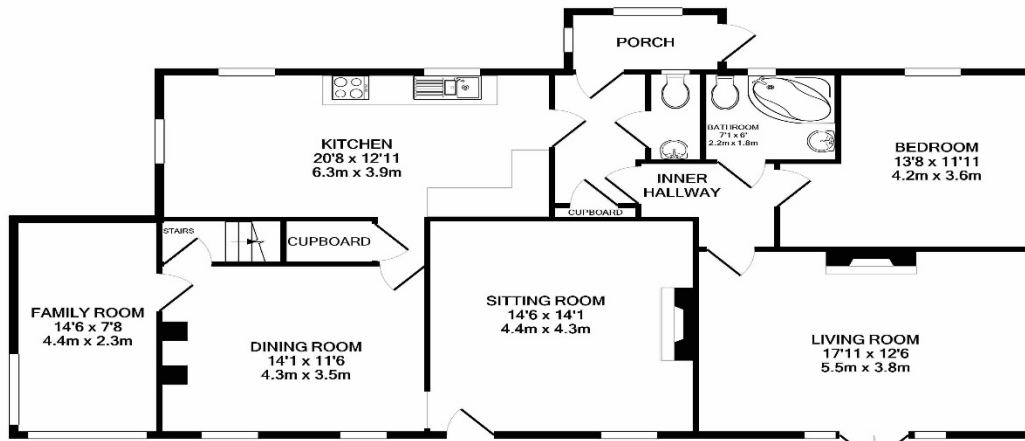
Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

TENURE

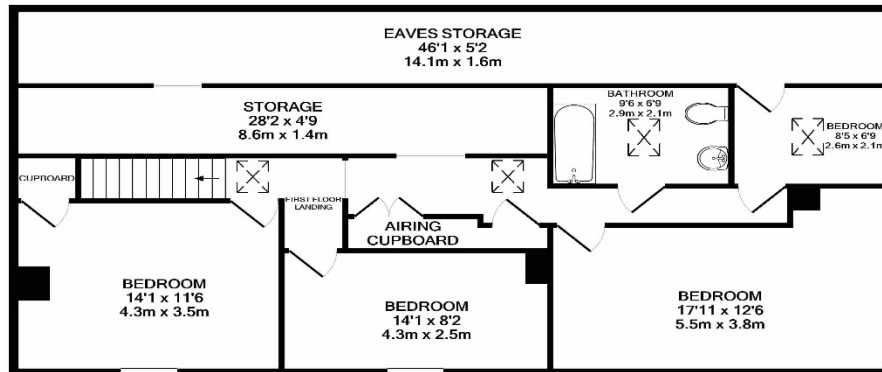
Freehold and with Vacant Possession on completion of the purchase.







GROUND FLOOR
APPROX. FLOOR
AREA 1267 SQ.FT.
(117.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1117 SQ.FT.
(103.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2384 SQ.FT. (221.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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