



Ferry Road, Reedham, Norwich

Guide Price £695,000 Freehold

Energy Efficiency Rating : E

- ✓ Stunning Converted Mill
- ✓ The Best Views of The Norfolk Broads!
- ✓ One En Suite Double Bedroom
- ✓ Amazing Industrial Style Finish
- ✓ Detached Two Bedroom Log Cabin
- ✓ Approx. 2.39 Acre Plot (stms)
- ✓ Large River Frontage & Mooring
- ✓ Income Generating Potential (stp)

To arrange an accompanied viewing please call our Brundall Office on 01603 336556

**STARKINGS
& WATSON**



Whether for a COMMERCIAL ENTERPRISE or HOME this stunning converted mill offers a ONE OF A KIND OPPORTUNITY to enjoy STUNNING RIVER and MARSH VIEWS from every angle! Occupying some 2.39 ACRES (stms) this labour of love has been completely renovated and refurbished from the ground up. With a LONG DRIVE leading to the MILL and a TIMBER LODGE, the property offers a variety of uses and has been a FULL TIME HOME for the last few years. Some 400ft (stms) of RIVER FRONTAGE and 100ft (stms) of MOORING line one boundary! The mill itself offers the BEST VIEWS of the NORFOLK BROADS, with steps leading to a glazed entrance wrapping around the exterior, leading inside where you find the INDUSTRIAL STYLE FINISH within. The mill offers three floors of with the KITCHEN/DINING space to the middle, stairs to a top floor SITTING ROOM, and stairs down to the EN SUITE DOUBLE BEDROOM. The TIMBER LODGE offers further living space and a kitchenette, with a SHOWER ROOM and TWO BEDROOMS.

LOCATION

Reedham is a typical Country village, with an active village life, local shops, public houses and a rural Train Station. The village is set on the water, and offers picturesque surroundings, with amazing country walks. The Riverside offers various shops, post office, public houses, and access the Reedham Chain Link ferry which heads towards Beccles, and the Reedham Train Station for easy access to Norwich, Lowestoft

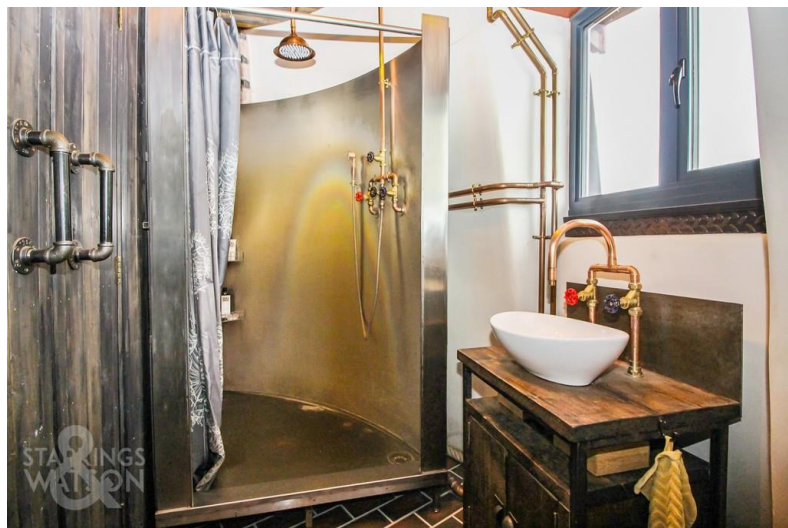
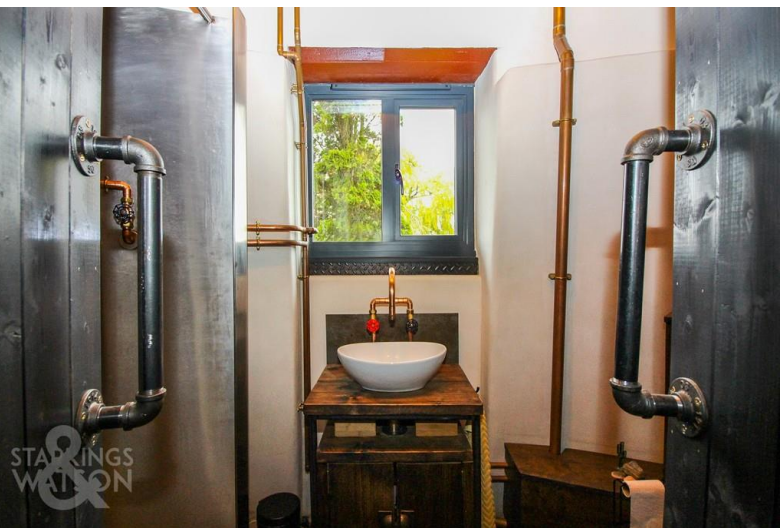
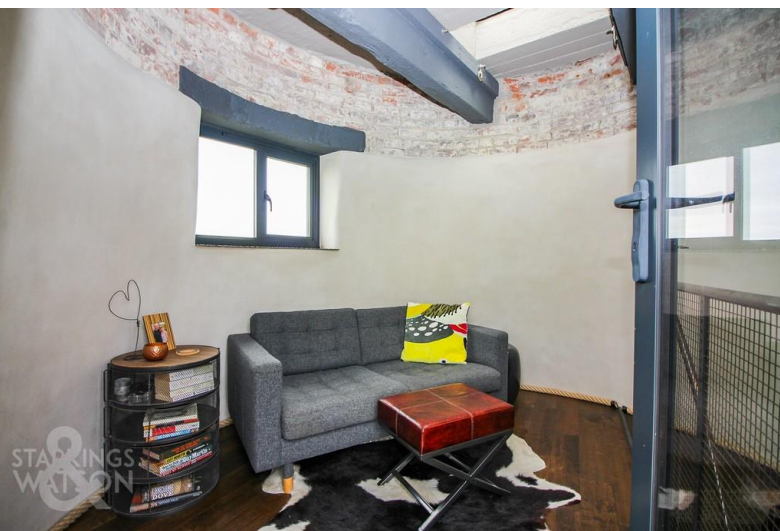
and Great Yarmouth. Acle, the nearest service village offers a wider range of amenities, and is only a short drive.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 3HA), but to help you...Leave Norwich on the A47 heading towards Great Yarmouth heading over the Brundall roundabout and through the single carriageway section, taking the slip road signposted Acle to your left. At the roundabout turn right signposted Reedham and turn right at the mini roundabout heading towards and through the villages of Moulton St Mary and Freethorpe. Upon entering Reedham, carry on over the Railway bridge, continuing straight towards Reedham Ferry, where the property can be found on the left hand side.

Approached via a sweeping gravel driveway which forks off to the cabin and storage sheds, a hard standing footpath with bridge leads to the main entrance of the property. The main entrance to the property can be found at the steel staircase which leads to the glazed entrance with a 360 degree view of the broads. The entrance creates a garden room style feel and an extension to the living space.

Sliding doors to:



KITCHEN/DINING ROOM

12' 6" x 13' 2" Max (3.81m x 4.01m) With a corrugated ceiling alongside wooden lathes above, you find a fitted range of bespoke base level units fitting the curved edge with dark walnut solid wood work surfaces and inset stainless steel sink and drainer unit with mixer tap, inset electric hob, built-in electric oven, space for fridge, space for dining table, wood flooring, double glazed window to front and side x3, stairs up to the sitting room, and down to the:

DOUBLE BEDROOM

13' 8" x 9' 6" Max (4.17m x 2.9m) With a pamment style brick flooring underfoot, the industrial theme continues with corrugated roofing, a vertical radiator and wood panelling. Natural light is via a double glazed window to side, with built-in wardrobe and storage, door to:

EN SUITE

With exposed piping for that industrial feel, with a bespoke three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, walk-in shower with copper piped rainfall shower, extractor fan, pamment style brick flooring, vertical radiator, double glazed window to rear, extractor fan.

SITTING ROOM

10' x 9' 11" Max (3.05m x 3.02m) Wood flooring, exposed timber beams and brick work, double glazed window to front, velux window to side, door to balcony.

TIMBER LODGE

With its own private garden and fire-pit, the lodge is insulated and offers power and water connections.

SITTING ROOM/KITCHENETTE

18' 6" x 11' 8" Max (5.64m x 3.56m) With wood flooring under foot, fitted range of base level units with solid wood work surfaces and inset stainless steel sink and drainer unit with mixer tap, inset electric hob, space for fridge, wall mounted electric heater, double glazed window to front, double glazed window to side, smooth vaulted ceiling, doors to:

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with tiled splash backs, wall mounted vanity mirror, extractor fan, vinyl flooring, vertical radiator, double glazed window to side.

DOUBLE BEDROOM

9' 1" x 6' 7" (2.77m x 2.01m) Wood flooring, electric storage heating, double glazed window to rear, smooth vaulted ceiling.







DOUBLE BEDROOM

9' x 6' 7" (2.74m x 2.01m) Wood flooring, electric storage heating, double glazed window to rear, electric fuse box, smooth vaulted ceiling.

OUTSIDE

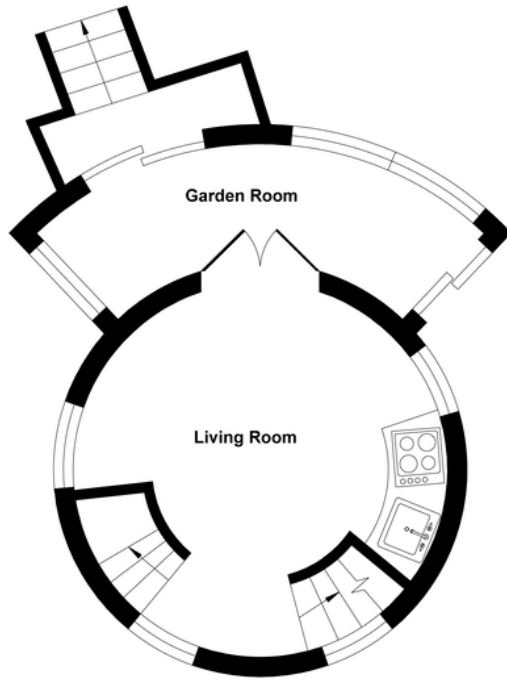
With some 2.39 acres (stms) of land, the mill sides onto the River Yare with some 400ft of water frontage and 100ft (stms) of private mooring. The gardens offer a mixture of wildlife, formal and marsh style space, which could be further developed (stp) for commercial enterprise. The moorings offer services and private inlets for boats or houseboats. 'The extensive parking area also features a newly built wooden framed garage. Throughout the remainder of both gardens, you can find areas laid to lawn with reed beds and mature shrubbery throughout attracting nature.

AGENTS NOTE

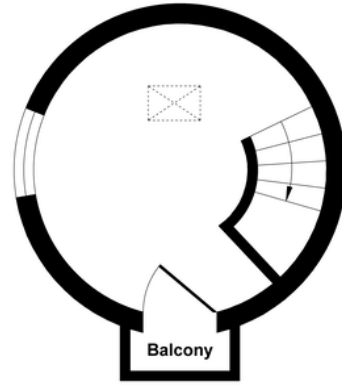
The land and buildings are sold freehold. Connections to water and telephone exist, with a water treatment plant (Bio-tank with permit) and borehole (serviced annually) installed. Wherryman's Way a long distance footpath runs adjacent to the property and bi-sects the land. As well as individuality, the Mill also holds plenty of history with the old drainage pump built in 1840 which ceased working about 100 years later. The Mill was thought to be built on the site of an earlier mill and beams from a smock-mill were incorporated into the mill tower when it was built. Full renovation

was completed in 2021 using natural materials including traditional lime render. Internally the mill is fully rewired, new boiler, electric heating.

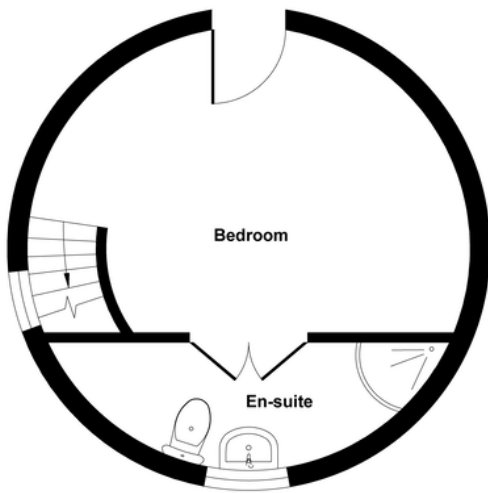




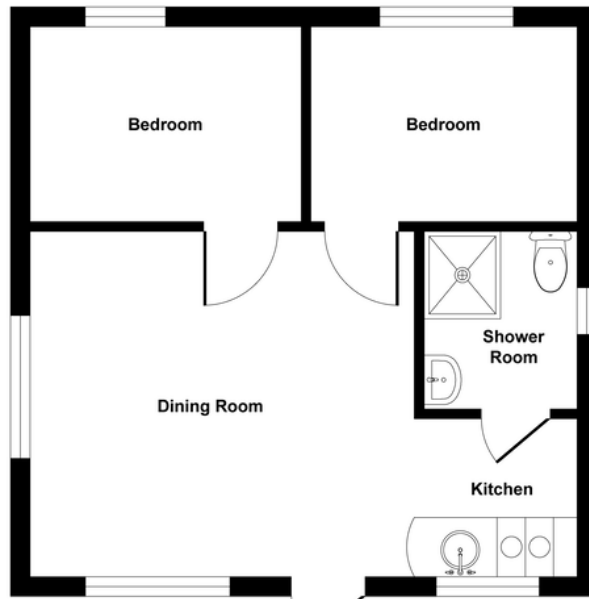
Second Floor
Approximate Floor Area
187 sq. ft
(17.37 sq. m)



Third Floor
Approximate Floor Area
77 sq. ft
(7.15 sq. m)



First Floor
Approximate Floor Area
176 sq. ft
(16.35 sq. m)



Annexe
Approximate Floor Area
343 sq. ft
(31.86 sq. m)



Approx. Gross Internal Floor Area 783 sq. ft / 72.73 sq. m

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

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