



The Mill

Main Road | Narborough | PE32 1TE

FINE & COUNTRY

NEW LEASE OF LIFE



A rare opportunity to acquire a unique Grade II listed former mill in the sought-after Norfolk village of Narborough. Fine & Country are delighted to present to the market this impressive, contemporary five-bedroom residence which has been sympathetically renovated to preserve and showcase many of the wonderful historical features such as the original water wheel and millstones.



KEY FEATURES

- Grade II Listed Six- Bedroom Converted former Mill
- An abundance of wonderfully preserved historical features
- Open Plan Kitchen Dining Area & Separate Utility Room
- Large reception room, Studio & Cinema Room
- Manicured Gardens to the front and rear
- Family Bathroom With Sauna & Three en-suite Bedrooms
- Home Office, Gym & Roof Terrace
- Set upon The Mill Leat which flows beneath the Mill
- Total Accommodation extends to 4585 sq.ft

Stunning Property with Original Features

There is no denying that The Mill is a unique and stunning property, and it's likely to take your breath away as you arrive on the grounds. Much has changed about the detached property over the years, and the current owners have done a fantastic job of transforming a disused water mill into the perfect, modern family home. They first visited the mill on a warm and sunny day in 2007 and immediately "fell for the building and the challenge of rescuing it," which is exactly what they have done. They officially moved into the house in 2013, and after a decade of enjoying everything this distinctive and one-of-a-kind home offers, they are passing it on to someone new.

The current owners describe The Mill as "out-of-the-ordinary, historic and spacious", and you would be hard-pressed to find a more fitting description. With several impressive glass windows giving you unobstructed views, you can observe the River Nar below and truly enjoy just how striking this Grade II listed building is. There are historical elements throughout the home - including the original millstones and water wheel, as well as timber beams and exposed brickwork - and there is no hiding that it dates back to the 1780s, which adds a touch of something special to your time here. Though it has now been turned into a wonderful, modern residence, The Mill has struck the perfect balance between old and new, traditional and contemporary.

Spacious and Luxurious

There are five bedrooms and four bathrooms at The Mill, so there is no shortage of space for a large family to reside or to host guests. The current owners have paid meticulous attention to detail, and nothing has been overlooked.

From the long hallways that welcome an abundance of light, to the wood accents and floating staircase, everything has been carefully considered and chosen with design in mind. There are also two sizable reception rooms, and everything is spread over three floors.





KEY FEATURES

Light flows from room to room, and the property is a welcoming, comfortable and enjoyable place.

There is a lot to love about The Mill, and the current owners find it hard to choose their favourite aspect. The cinema and the sauna add an extra sense of luxury to the property, both of which are new additions, and take the property to new heights. The bathroom in the main bedroom also stands out, as it boasts a bath perched up in the sack hoist with yet another beautiful view down the river. It's noted as the perfect place to relax and enjoy a long soak, whilst enjoying the tranquil surroundings.

Gorgeous Garden and Water Surrounds

Outside, there is a lot of garden space for you to enjoy, and the outdoor area fully encompasses the property. The mill leat runs through the grass and under the house and pools in a picturesque pond at the front of the property. Greenery and foliage are abundant, creating a beautiful space to unwind with loved ones. Whether you are a keen gardener or prefer to relax with a good book, the garden at The Mill provides a tranquil escape from the hustle and bustle of life.

The small orchard next to the mill pond welcomes a variety of wildlife throughout the year, including deer, otters, geese, ducks, yellow wagtails, kingfishers and more. The property is surrounded by water, front and back, creating an oasis of calm. Plus, thanks to the bi-fold doors which open from the kitchen onto a large patio, the garden can be enjoyed at one with the home.

There are numerous local walks from the doorstep of The Mill; a circular walk down the River Nar and one through local woods and past Narford Hall are two of the current owners' favourites. There are a lot of places to visit and walk through via a short drive, including the beautiful Norfolk coast. The Mill is in a quiet village with easy access to amenities and essentials in Swaffham and King's Lynn. This strikes the perfect balance between being a quiet and private place to live while still close enough to the community and shops. The area has connections to Norwich and London, ideal for those who need to travel.































INFORMATION

On The Doorstep

Narborough is situated in the Nar Valley in Norfolk and boasts the Parish Church of All Saints, the Narborough Trout & Coarse Lakes and Narborough Hall with its eighteenth century parkland surrounded by lakes, gardens and woods. The village has a primary school, post office and a popular Restaurant, the Ship Inn

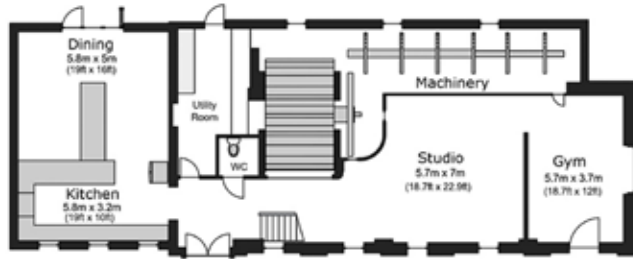
How Far Is It To?

Narborough is just off the A47 between King's Lynn (12.5 miles) and Swaffham (6.5 miles). King's Lynn offers all major facilities and direct rail links to London King's Cross. The popular North Norfolk coastline is approx. a 35 minute drive away and the historic city of Norwich with its International Airport is just 35 miles to east

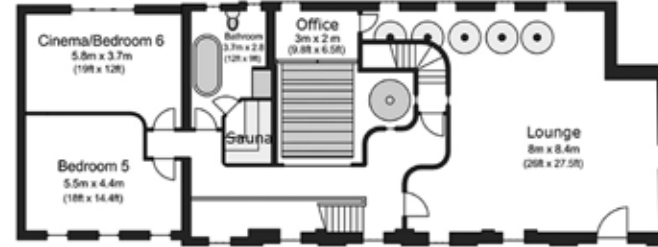
Services, District Council and Tenure

Mains Water & Electric
Water Treatment Plant
Breckland District Council
Tax Band G
EPC- Exempt
Freehold

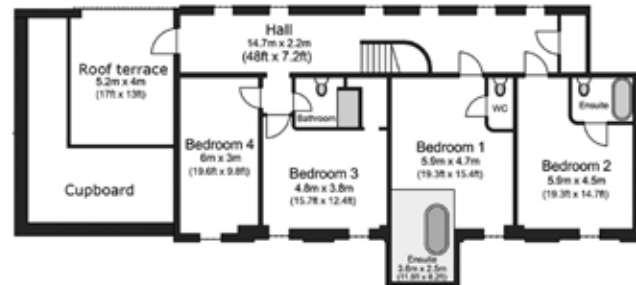
GROUND FLOOR
141 sq.m living space & 43 sq.m machinery area
(1517 sq.ft & 462 sq.ft)



1ST FLOOR
158 sq.m living space & 16 sq.m machinery area
(1700 sq.ft & 559 sq.ft)



2ND FLOOR
127 sq.m living space & 21 sq.m roof terrace
(1367 sq.ft & 226 sq.ft)



TOTAL FLOOR AREA: 426 sq.m (4585 sq.ft)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

follow Fine & Country Kings Lynn



Fine & CountryKings Lynn
Innovation Centre, Innovation Drive, King's Lynn, Norfolk, PE30 5BY
01553 769100 kingslynn@fineandcountry.com

