



3 The Granary  
Lenwade Mill | Lenwade | Norfolk | NR9 5QA

# WATERSIDE AND WILDLIFE



“Part of a former mill’s granary, this property is beautifully positioned looking out over a quiet stretch of river. Home to abundant wildlife, with fishing rights, a communal woodland and gardens, plus your own private terrace and balcony. A wonderful property in an idyllic setting in a charming rural village, within easy reach of Norwich, the coast and the Broads.”



# KEY FEATURES

- A Beautiful Conversion of a Mill House Granary, forming a Terraced Home with Wonderful River Views
- Four Ground Floor Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Bathroom with Access to a Covered Terrace with Spiral Staircase leading to a Covered Balcony
- First Floor Open Plan Sitting/Dining Room with Access to the Covered Balcony and a Storage Area
- Kitchen/Breakfast Room with Separate Utility Room
- Communal Grounds of around 2 acres with a Pond and use of the River with Fishing Rights Included
- Single Garage and Plenty of Parking
- The Accommodation extends to 2,208sq.ft
- Energy Rating: C

A delightful and spacious home that's perfect for family gatherings and entertaining, with plenty of parking too, in generous, well-maintained communal grounds of around two acres. Whether it's kayaking, birdwatching, painting or fishing, you have it all right on the doorstep here. A glorious setting and impressive abode.

## Historic Home

There's been a mill here for centuries, but the current building dates back to 1890 and remained in use until 1984. The mill was converted in 1999, along with this granary, and there are now seven homes in total spread across the mill, granary and mill cottage. The gated site extends to around two acres and has plenty of garden, water and woodland to explore. The current owners had admired the granary when it was first converted, but weren't able to purchase one of the homes. Having lived overseas for a number of years and looking to downsize, they were delighted when this property became available and allowed them to fulfil a long-lived dream. "The properties here are very attractive and in such a wonderful setting - it's very unusual. Even now we've been living here for some time, when we turn off the road and drive through the gates, we're so delighted to be here."





# KEY FEATURES

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## Making The Most Of The Setting

This is an upside-down house and it makes perfect sense, allowing you to enjoy the best outlook from your living space. On the ground floor, the principal bedroom has access to a private covered terrace and also has an en-suite. There are three further double bedrooms, one of which is currently used as a snug and also has access to the terrace, plus a family bathroom and separate shower room. Upstairs, the semi-open plan layout allows you to open the whole floor into one larger space or to keep things separated. The views from here are stunning and in summer you can open the doors onto the covered balcony and watch the wildlife to your heart's content. The owners find that even when they have the television on, they get distracted by the view! There's always something to see. The amount of space up here means it's excellent for entertaining and they have hosted up to 30 people here with ease – a great place to make memories.

## Well Positioned For All Your Needs

Residents here own this stretch of the river, so you have fishing rights and you can head out on your paddleboard or kayak. The village itself is another attraction. While it's incredibly quiet and idyllic at home, you have an excellent pub, really good butcher and baker, a primary school and more, plus a golf course and the dinosaur park just down the road. The Marriott's Way is nearby, so you can walk as far as you fancy, or cycle across the area. You're close to the city, with the airport and Park and Ride just ten minutes' drive, while the northern bypass makes it easy to get around Norwich. Head in the other direction and the pretty market town of Reepham is also within easy reach, or you can head up to the spectacular Norfolk coast or enjoy the Norfolk Broads.





































# INFORMATION

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## On The Doorstep

The Granary is located within the village of Lenwade which has an excellent general store and a family butcher. The well-known Bawdeswell Garden Centre is just down the road. Alternatively, you can take a walk down the many footpaths of Bawdeswell Heath. The market town of Reepham with its many individual shops and attractive market square is only a short drive away with a bank, convenience store, public houses and the wonderful Dial House boutique bed and breakfast with Bread Source cafe and hair and beauty salon. The house is also in the catchment area for Reepham High School, which has a very good reputation.

## How Far Is It To?

Lenwade lies approximately 14 miles south east of Fakenham and 10 miles north west of Norwich. Often described as the 'Gateway to the North Norfolk coast', the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. For more information go to: [www.fakenhamweb.co.uk](http://www.fakenhamweb.co.uk), while the cathedral city of Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.

## Directions

Leave Norwich on the A1067 Fakenham road passing through Taverham and Morton on the Hill. Upon reaching Lenwade proceed over the bridge before turning immediately left afterwards into Lenwade Mill. Pass to the right of the mill, where 3 The Granary can be found to the rear of the development.

## Services, District Council and Tenure

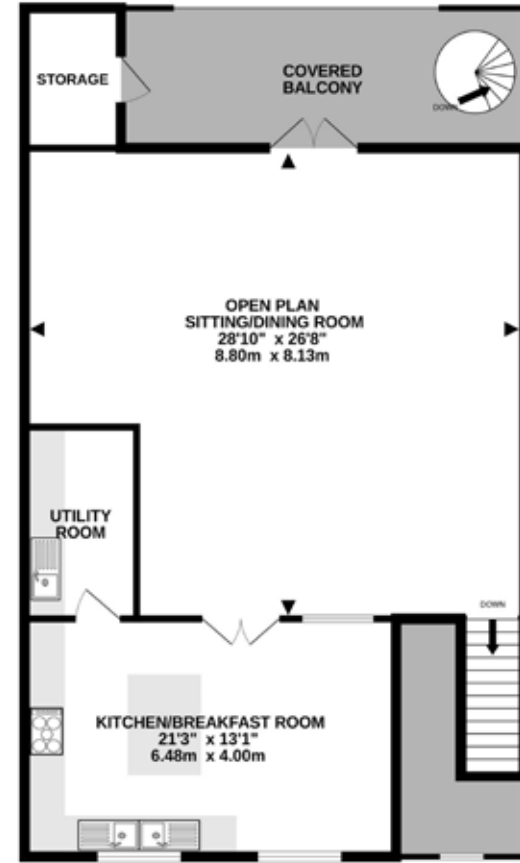
Oil Central Heating, Mains Water, Mains Drainage  
Broadland District Council – Council Tax Band F  
Freehold



GARAGE  
19'7" x 10'10"  
5.97m x 3.30m  
232 sq.ft. (23.7 sq.m.) approx.



GROUND FLOOR  
1129 sq.ft. (104.3 sq.m.) approx.

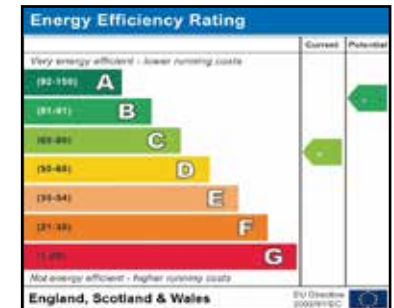


1ST FLOOR  
1079 sq.ft. (100.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2208 sq.ft. (205.1 sq.m.) approx.  
TOTAL FLOOR AREA : 2420 sq.ft. (224.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk  
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