



The Old Mill
115 Shelfanger Road | Roydon | Norfolk | IP22 4DZ

UNIQUE MILL HOME



On the market for the first time in almost half a century, this mill-and-granary conversion represents a rare opportunity for enthusiasts of unusual and historic buildings. In addition to the four-bedroom accommodation, there are multiple outbuildings including a triple garage block, plenty of parking and a sizable plot all waiting to be discovered!



KEY FEATURES

- A Unique Former Post Mill and Attached Granary situated in the Village of Roydon
- Three Bedrooms; Bathroom and a Large Attic Room
- Kitchen with Pantry, Separate Utility Room & Ground Floor WC
- Unusual Circular Living Room with Brick Fireplace
- Dining Room, Garden Room and a Home Office
- Large Gardens with a Summerhouse and Greenhouse
- Triple Garage and Attached Wood Shed with Large Driveway providing Plenty of Parking
- Close to the Amenities of Diss
- The Accommodation extends to 1.962sq.ft
- Energy Rating: C

You'll know you're in the right place by the millstone marking the long drive up to the property. This former post mill and attached granary is set comfortably back from the road and enjoys the attendant peace and quiet that comes with its position. Deeds for the buildings go back to 1836 but the mill and granary were last in active use in the mid-seventies before being saved from demolition and converted to domestic use by the current owners.

Step Inside

Entry is into the square granary building and at first glance all looks much like a regular mid-century modern home. Open-riser wooden stairs, so typical of 1960s British design with their wide lateral planks replacing traditional spindles around the stairwell, are a wonderful feature and now very much back in vogue. Traces of the original structure of this working building can still be seen in fat overhead ceiling joists, old and new in blended harmony. Ground floor accommodation in this part of the house consists of a U-shaped kitchen-diner, a sun-drenched garden room, a compact home office and a generous utility. The kitchen is possibly in need of a little easy updating but its efficient galley layout is a good functional design and includes a pantry. A wide arched opening leads into the adjacent dining room which in turn opens to the garden room. There's potential here for combining the kitchen and dining room into a larger more sociable space by the simple removal of the intervening wall. The owners love their garden room, which owing to its east-west orientation and its roof lantern gets plenty of sunshine.





KEY FEATURES

In The Round

Things get very interesting across the hall when you enter the circular post mill, the ground floor of which is now the sitting room. Calculating the 'square' footage of a round space requires forgotten high-school geometry. Suffice to say, at 16 feet in one direction by 22 in the other, there's plenty of room in this generous space which includes a bar with a built in original millstone. An interesting brick chimney stack, appropriately reminiscent of an old-time baker's oven is a delightful feature. In its hearth, a wood-burning stove provides a lovely winter focus. However you arrange this room, its unusual shape is bound to prove a talking point. There is also a downstairs WC.

Exploring Upstairs

Above the circular sitting room is the semi-circular master bedroom, the straight side of which has sensibly been incorporated into a large run of built-in cupboards around the bed. The curved outer wall somehow stretches the lateral dimensions visually, creating a pleasing sense of space. The first floor landing provides two handy storage cupboards and the airing cupboard. The family bathroom occupies the rest of the circular first floor of the mill while two further double bedrooms sit above the reception rooms in the granary building. Another set of open stairs lead up to the attic floor of the granary where one long bedroom sits in the pitch of the roof and offers a welcome amount of cupboard storage under the eaves. A work-from-home space or a hobby room would work equally well up here.

Step Outside

The extensive T-shaped gardens provide much variety and potential for development (subject to local planning laws). Bring your imagination and see what you might do with so much space on offer. Three separate lawns radiate away from the house offering sunshine at different times of day while a south-facing stone terrace just outside the conservatory is the perfect spot to enjoy a summer al fresco meal. Across a wide parking area (room for 20 cars, say the owners) is an extensive three-bay garage of over 30 feet in width. It's currently home to a couple of classic cars but will accommodate any number of other projects. Attached to the large garage is a separate wood shed which was once an aviary. Directly opposite, another sizable shed (approx 40 feet by 20) is awaiting development or replacement. The possibilities are endless for developing these buildings into an annexe or for adding one or two more. There is also a summerhouse and a greenhouse.





























INFORMATION



On The Doorstep

Just a couple of minutes by car and just 12 on foot, will bring you into the centre of Diss, a bustling market town with supermarkets, boutique shopping, the mere and The Corn Hall arts centre. Beautiful country walks are moments away at Roydon Fen, Wortham Ling and – a tad farther – notable Redgrave and Lopham Fen, home of wild tarpan ponies and the elusive fen raft spider.

How Far Is It To?

You'll be well connected living here. In ten minutes from home you can be boarding a train on the mainline between London and Norwich. By car, Norwich, Ipswich and Bury St Edmunds can all be reached in 45 minutes or less.

Directions

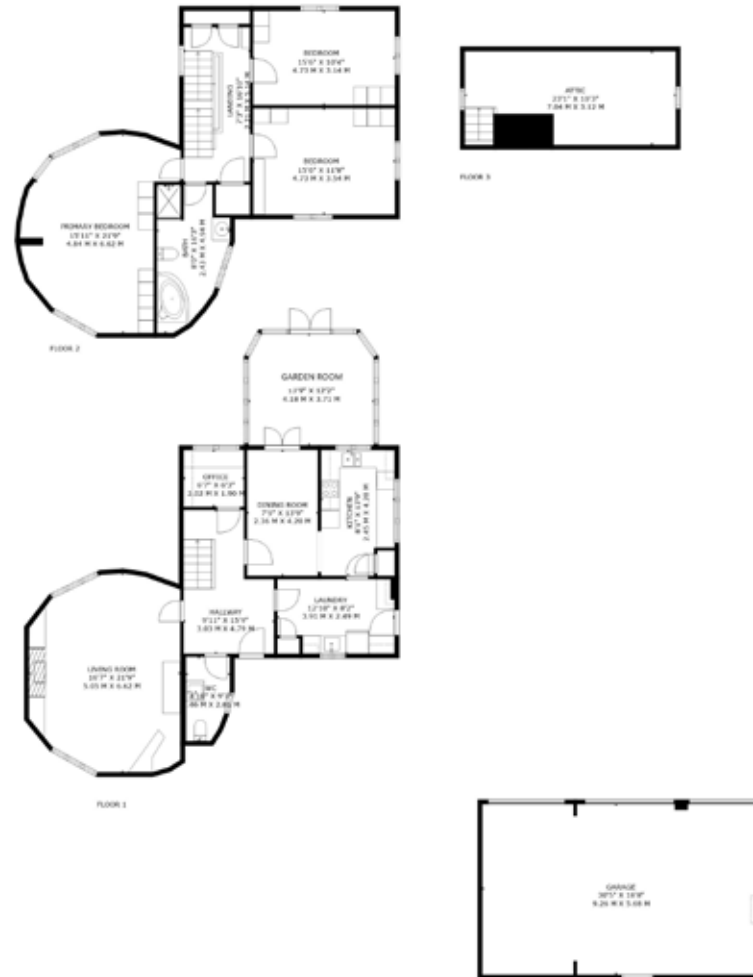
From Diss head up the Shelfanger Road and the property can be found on the left hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...
[slings.browsers.caressing](https://www.threewords.com/slings.browsers.caressing)

Services, District Council and Tenure

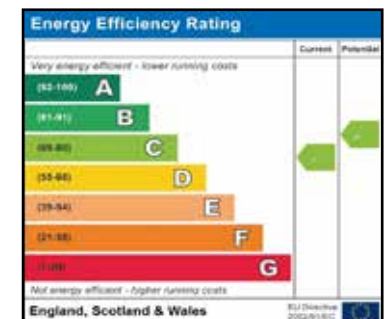
Gas Central Heating, Solar Panels
Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.ofcom.org.uk
South Norfolk District Council - Tax Band F
Freehold



TOTAL: 1962 sq. ft, 183 m2
 FLOOR 1: 1050 sq. ft, 98 m2, FLOOR 2: 890 sq. ft, 83 m2, FLOOR 3: 22 sq. ft, 2 m2
 EXCLUDED AREAS: GARAGE: 565 sq. ft, 53 m2, LOW CEILING: 98 sq. ft, 10 m2, ATTIC: 117 sq. ft, 11 m2

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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.





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THE FINE & COUNTRY
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Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com