



Mill House
Oxnead | Norfolk | NR10 5HP

WATERSIDE IDYLL



You have three-in-one with this truly unique property.

There's a pretty three-bedroomed house with attached one-bedroom studio flat, a self-contained one-bedroomed annexe, plus a four-storey Grade II listed watermill, all of which have tremendous potential for domestic or commercial use.

It's all set in 3.5 acres of idyllic gardens with the river running through, perfect for swimming, fishing or rowing with kingfishers darting by.

It has been in the same ownership for well over 60 years; a testament to its success as a family home.

Now you could enjoy all the advantages of life here at this rare and highly appealing property.



KEY FEATURES

- An Amazing Opportunity to Acquire a Property with a Grade II Listed Mill all set in the Idyllic Location of Oxnead
- A Period Three Bedroom House consisting of Two Receptions and an Office
- Kitchen/Diner with Large Pantry
- Separate Utility and Laundry Room
- Attached One Bedroom Studio Flat and Self Contained One Bedroom Annexe (Stable Cottage)
- Indoor Swimming Pool with Large Double Doors to Outside
- The Grade II Listed Four Storey Mill provides Endless Opportunities for Conversion (subject to planning) extends to 8,250sq.ft
- The Gardens and Grounds extend to 3.5 acres (stms) and consist of Lawns, Borders and River
- The Accommodation extends to 4,299sq.ft
- Energy Rating Main House: F
- Energy Rating Annexe: E

Set well back down a long private drive in a rural position, this home is a true haven. You feel well away from it all and you have a wonderfully generous plot with lawned areas plus the river, yet you're perfectly positioned for the gorgeous market town of Aylsham, the historic city of Norwich, the Norfolk Broads and both the north and east Norfolk coastlines.

So Much To Enjoy

The Grade II listed mill dates back to 1851 and it's thought the house is even older, perhaps dating back to around 1780. Both are full of character and very attractive. They have been in the same family since 1957 and this has been a very happy home, with many memories made throughout the decades. When the owners first came here, the property needed a lot of work, and there is certainly scope for further modernisation now, but it's very attractive, practical and unspoilt as it is. It's proved to be a wonderful place in which to grow up, with the owners' children enjoying plenty of freedom and fresh air here, rowing, fishing and swimming in the river and playing out in the garden. At one point the family even had a helicopter on the lawn! And one of the owners was a big fan of cinema organs and kept some in the mill - the rooms are so large that even multiple instruments are easily swallowed within the space! It's clear the house and mill have adapted to the family's changing needs over the years - and they could do exactly the same for you.





KEY FEATURES

Family Fun

The main house is well proportioned and light, with an unusually good connection between the house and garden. The main sitting room is an excellent size and has windows to the south and double doors to the west, so it's lovely and bright. There's a dining room that's even bigger, with double doors to the garden at each end and a central fireplace, plus a serving hatch to the kitchen for ease. The kitchen also has a dining area, so you have both formal and informal entertaining areas. An office, large pantry laundry, utility, cloakroom and toilet complete the ground floor. Upstairs you'll find three good sized double bedrooms, one with a large bathroom and airing cupboard and large dressing room. There is also a family bathroom. A first floor studio flat runs off a landing area. In addition, there is a self-contained ground floor annexe. All this providing more space for guests, a granny annexe, au pair, holiday rentals, etc. The owners built a swimming pool on the ground floor between the house and annexe and the family had great fun in here over the years, with the children having their friends over to swim on a regular basis.

Endless Possibilities

The mill itself is spread over four floors, each one with a huge open space at the centre. The owners had a workshop on the ground floor and hosted many parties on the floors above, holding concerts, charity and promotional events. It's an enormously versatile space – you could run your business there, have a games room and den for teens, have an artists' studio or craft space... whatever it is you're looking for. There is also the possibility of converting it into boutique bed and breakfast accommodation, subject to planning. The mill has a water turbine that generates electricity, providing hot water and heating to the main house.

Countryside And Coast

You're surrounded by your own land here, with large areas of lawn alongside wooded areas with mature trees. It's a lovely spot and teeming with wildlife. The immediate surroundings here are wonderfully rural and peaceful and you feel as though you're in the middle of nowhere, yet you're surprisingly well connected. The charming market town of Aylsham is just a few minutes' drive and is packed with period buildings and independent shops, as well as a supermarket. Head a little further afield and you'll find yourself at the North Norfolk coast, with Cromer a perennially popular Victorian seaside town. The unspoilt east coast is also worth exploring, with a visit to the seal and tern colonies at Horsey and Sea Palling a must. If you're drawn to the water, head to the Broads – it's just a short drive and there's so much to do. Never a dull moment in this part of the world!

































INFORMATION



On The Doorstep

The nearby village of Buxton next Lammas has a small range of amenities including a village school, fish and chip shop and a public house. Also nearby are the two market towns of Aylsham and North Walsham both of which have a larger range of amenities including high schools, high street shops and supermarkets as well as surgeries and banks. Wroxham is around 8.5 miles away and from there you can explore the wealth of The Norfolk Broads.

How Far Is It To?

Oxnead is situated approximately 12 miles north of Norwich within easy reach of the international airport and the main line train station with links to London Liverpool Street. The city offers all that you would expect of a county capital with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich on the A140 Cromer Road in the direction of Aylsham and Cromer. Turn right onto Buxton Road and continue onto Cawston Road. Turn left onto Lion Road and then left onto Buxton Road. Turn right onto Oxnead Lane. Follow the road around a right hand bend and over the river and then immediately turn right and the property is down a very long drive.

Services, District Council and Tenure

Oil Central Heating, Private Water Supply, Drainage via Septic Tank

Fibre Broadband Available - currently with BT

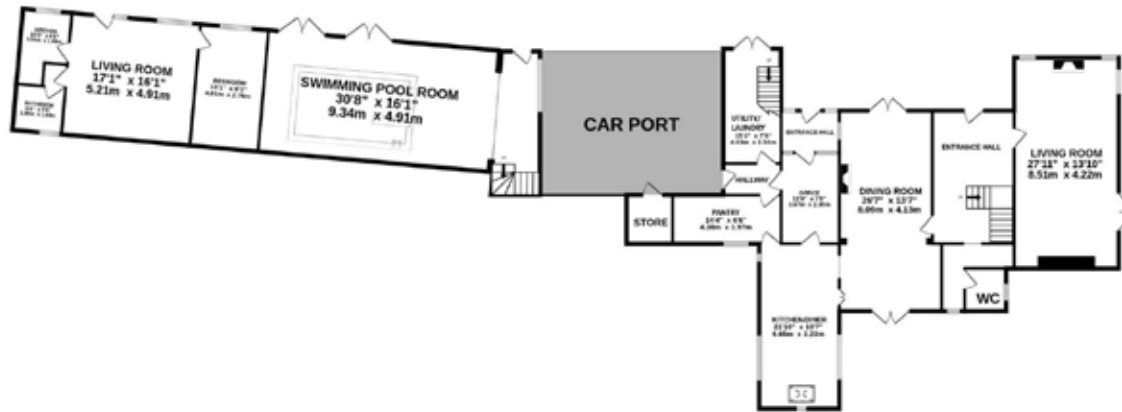
Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/ Mobile availability

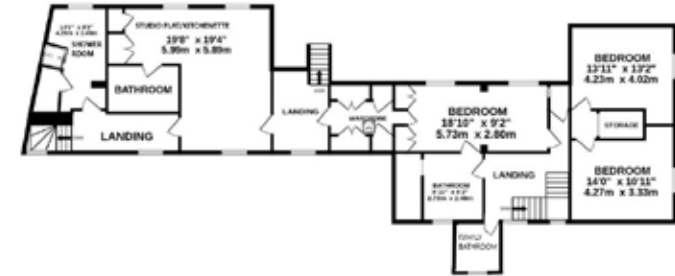
Broadland District Council - Tax Band House G - Annexe A Freehold



GROUND FLOOR
2752 sq.ft. (255.6 sq.m.) approx.



1ST FLOOR
1548 sq.ft. (143.8 sq.m.) approx.

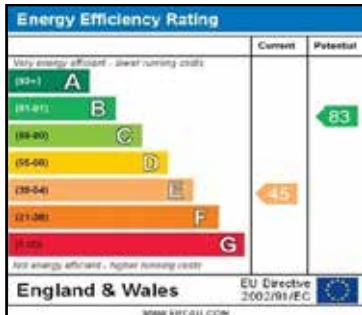


TOTAL FLOOR AREA : 4299 sq.ft. (399.4 sq.m.) approx.

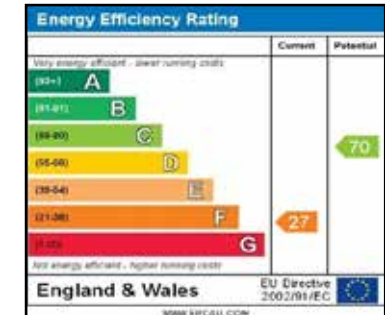
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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EPC -Annexe

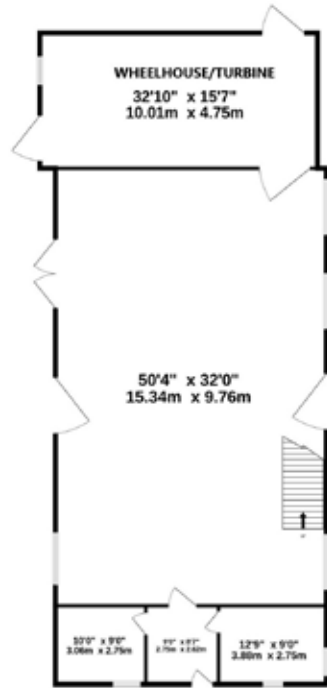


EPC -Main House

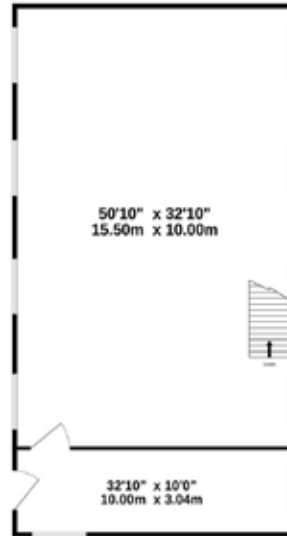


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GROUND FLOOR
2412 sq ft. (224.1 sq.m.) approx.



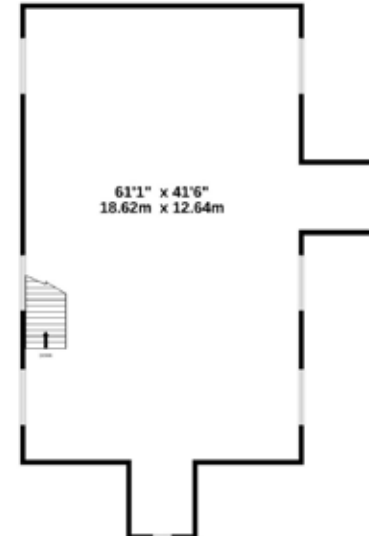
1ST FLOOR
1995 sq ft. (185.4 sq.m.) approx.



2ND FLOOR
1978 sq ft. (183.8 sq.m.) approx.



3RD FLOOR
1865 sq ft. (173.2 sq.m.) approx.



TOTAL FLOOR AREA : 8250 sq.ft. (766.4 sq.m.) approx.

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