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THE STORY OF  
**Hilborough Mill**  
*Hilborough, Norfolk*

**SOWERBYS**



THE STORY OF

# Hilborough Mill

Hilborough, Norfolk  
IP26 5BU

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Grade II\* Listed Former Watermill

Truly Idyllic and Secluded Setting

Abundance of Period Detailing

Six Fine Reception Rooms

Six Comfortable Bedrooms

Wheel Room and Mill Race

Three Stables, Tack Room and Cart Lodge

Gardener's Orangery

Outdoor Dining Space, Wine  
Room and Potting Shed

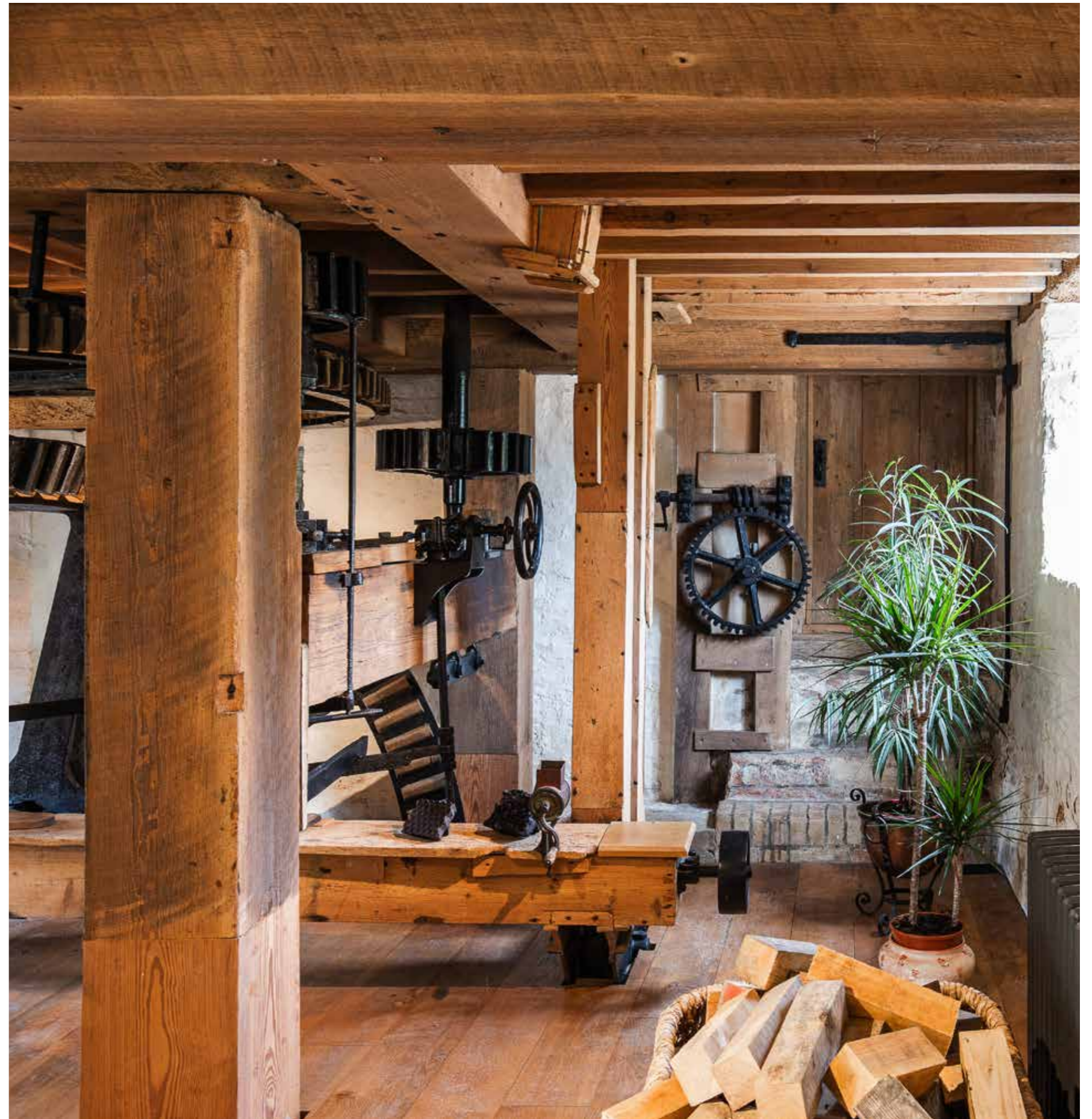
Grounds of Approx. 7.5 Acres (STMS)

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Hilborough Mill is an idyllic water mill and miller's house set on the scenic River Wissey. A long, tree-lined drive welcomes you into the quintessential Norfolk countryside. The mill is perfectly situated, offering tranquility and privacy. Well-maintained throughout, the property serves as a charming home filled with period details. The impressive wheel room and one of the reception rooms, which still houses the remaining mill workings, offer glimpses into the property's storied past.

Hilborough Mill seamlessly blends character with modern living. The kitchen is well-fitted with ample workspace, making it perfect for socializing and entertaining. With six splendid reception rooms, there is plenty of space to spread out. The first and second floors feature six well-appointed bedrooms and five bathrooms, each with stunning views of the gently rolling countryside and the River Wissey.

The grounds have been lovingly maintained, featuring an idyllic terrace by the water's edge, sweeping lawns, a variety of impressive trees, a hard tennis court, a kitchen garden, and a gravelled courtyard with ample parking.

The extensive outbuildings offer numerous uses. There are three stables, a tack room, and a cart lodge, as well as a gardener's orangery, perfect for cultivating a variety of plants. Additional features include a potting shed, a wine store, and an outdoor covered dining space, creating an ideal balance for those seeking a wonderful life in the countryside.





Hilborough Mill  
seamlessly blends  
character with modern  
living.

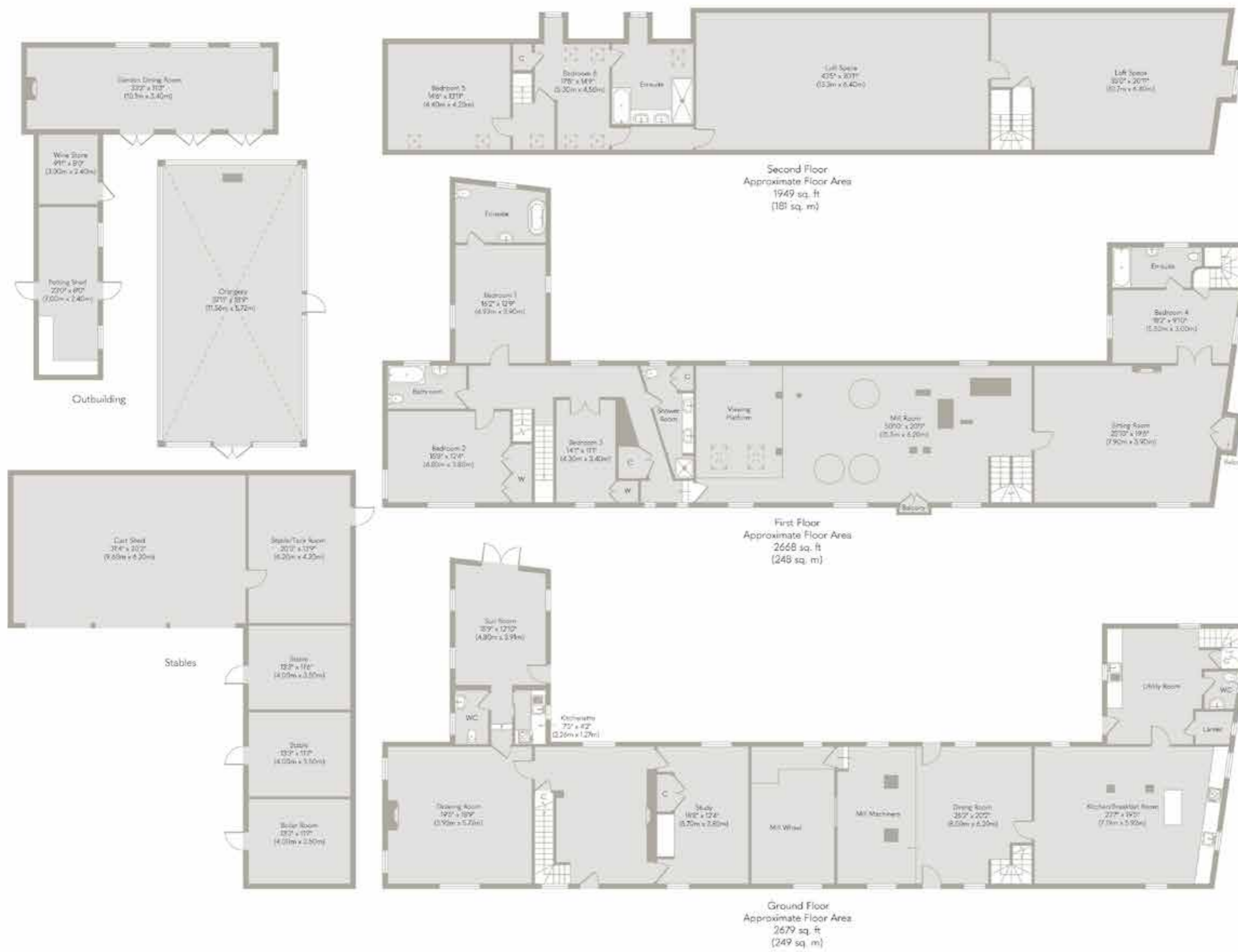






The grounds have been lovingly maintained.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Hilborough

A QUAIN VILLAGE WITH EASY ACCESS TO LOCAL AMENITIES



The village of Hilborough is situated 25 miles from the Cathedral City of Norwich and only 5.5 miles from the thriving and historic market town of Swaffham which has an extensive range of local amenities including Waitrose supermarket, local shops, pubs and restaurants together with a variety of leisure and sports activities including an excellent Golf Club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

There are a number of primary schools in the local area as well as Methwold High School, Litcham High School and Swaffham Hamond's High School.



## Note from Sowerbys



“The impressive wheel room which still houses the remaining mill workings offers a glimpse into the property’s storied past.”



### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via sewage treatment plant.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II\* listed.

### TENURE

Freehold.

### LOCATION

What3words: ///bookshop.meanders.grehound

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

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more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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