



THE STORY OF

90 Hackford Road

Wicklewood, Norfolk

SOWERBYS



THE STORY OF

90 Hackford Road

Wicklewood, Wymondham, Norfolk
NR18 9HT

0.75 Acre Plot with Far Reaching Field Views

Converted Corn Mill

Three Spacious Bedrooms, each with an En-Suite

Principal Bedroom plus Dressing Room

Multiple Reception Rooms

Modern Kitchen/Dining Room with
Views of the Countryside

Easy Access to Market Towns of
Wymondham and Hingham

Ground Floor study

Garage and Off-Road Parking

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





The Old Windmill on Hackford Road is a detached former corn mill, beautifully converted and set within approximately 0.75 acres in the well-served Norfolk village of Wicklewood, commanding far-reaching views across open countryside.

The property offers a distinctive living environment that combines historic character with modern practicality. Its origin as a former mill gives it a sense of individuality, while the layout has been thoughtfully adapted to suit contemporary lifestyles.

Designed with flexibility at its core, the layout offers a variety of reception spaces, equally suited to entertaining, relaxed day-to-day living or quieter retreat. A ground floor study provides a dedicated workspace, ideal for those embracing home working.

At the heart of the house lies a contemporary kitchen/dining room, perfectly positioned to take in the surrounding rural views. Light-filled and sociable, it forms a natural gathering space for both everyday moments and larger occasions.

All three bedrooms are generous doubles, each benefitting from its own en-suite, ensuring comfort and privacy for family and guests alike. The principal suite is further enhanced by a dressing room, adding a practical yet luxurious element to the accommodation.

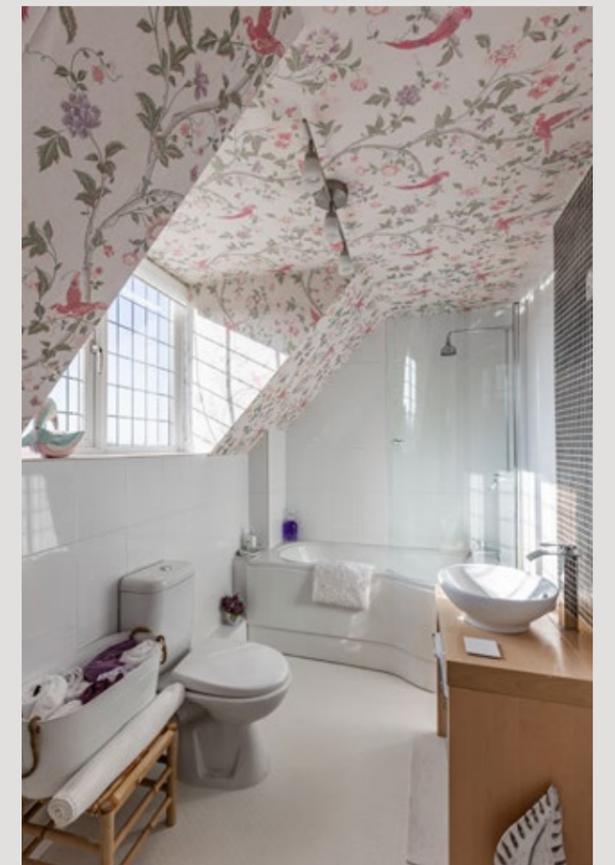


A distinctive living environment that combines historic character with modern practicality.





The home's origin as a former mill gives it a sense of individuality.

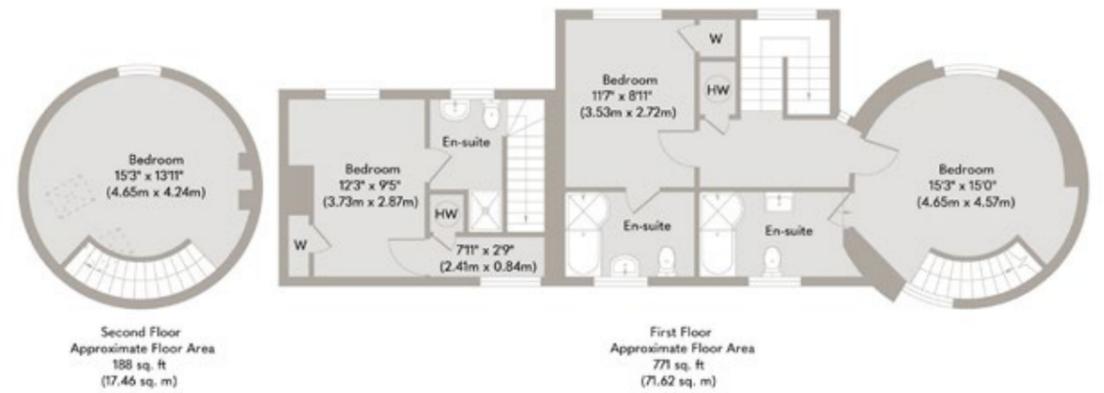
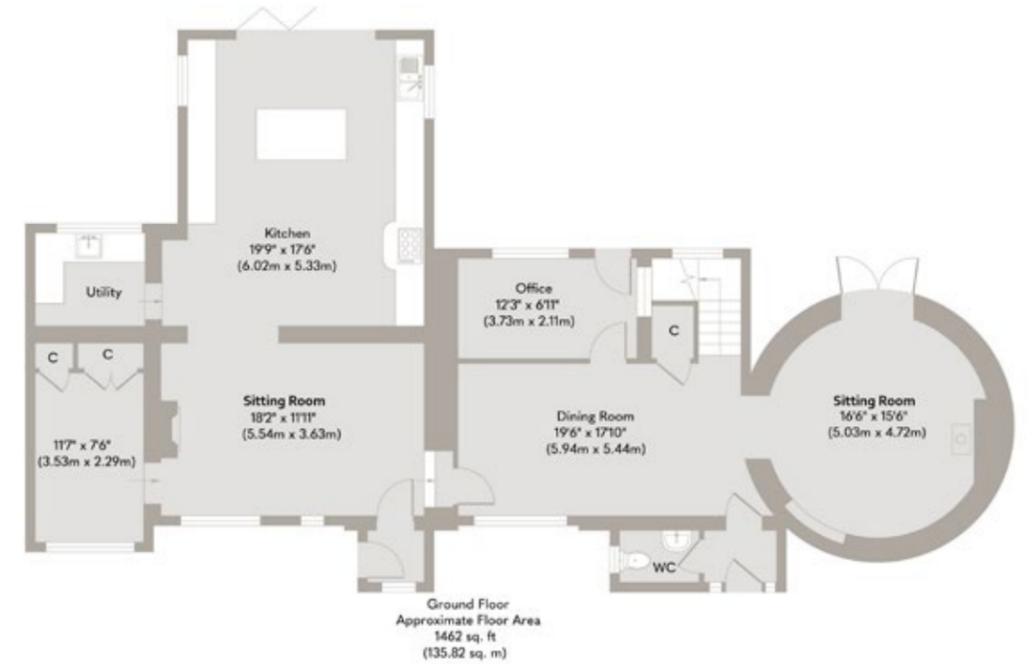




Outside, the grounds extend to around 0.75 acres, offering space, seclusion and a tangible connection to the landscape beyond. The setting enjoys a wonderful sense of openness, whilst remaining conveniently placed for the nearby market towns of Wymondham and Hingham, providing access to amenities, schooling and transport links.

A garage and extensive off-road parking complete the practical aspects of the property, supporting both convenience and functionality.

The Old Windmill presents a rare opportunity to inhabit a piece of Norfolk's rural heritage, where the character of a former mill creates a home unlike any other. Living within a converted windmill brings a distinctive sense of history and architectural interest, with its origins woven into the fabric of everyday life, offering a setting that feels both storied and individual. Set within the welcoming village of Wicklewood, residents enjoy the charm of a welcoming community alongside the tranquillity of open countryside. Surrounded by scenic walking routes and unspoilt farmland, yet within easy reach of amenities and transport connections, this is a home that balances peaceful rural living with practical accessibility - an address that offers not just a property, but a lifestyle rooted in character, space and setting.



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.

Copyright V360 Ltd 2025 | www.houseviz.com

Wicklewood

A DELIGHTFUL
COUNTRYSIDE VILLAGE



A small village close to Wymondham, Wicklewood enjoys a delightful countryside setting and is perfectly placed for access to Norwich, Cambridge and further afield. The village has a family orientated public house - The Cherry Tree, a church, and a primary school.

About 3 miles away, Wymondham is a bustling town, famous for its Abbey, and offers direct train links to Norwich, Cambridge and London, Kings Cross making the area ideal for commuting. Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants.

Attleborough, about 6 miles away, also has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.

The Cathedral City of Norwich is approximately 12 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services.



Note from Sowerbys



“A setting that feels both storied and individual.”



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0360-2726-4580-2025-5431

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///blesses.recruiter.catchers

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

