

RIVERSIDE, MARTHAM
£450,000 FREEHOLD

WATERSIDE
ESTATE AGENTS


POWER
CABLE


POWER
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Grebe

RIVERSIDE, MARTHAM, NORFOLK NR29 4RG

- A Grade II listed converted mill with completely new cap in 2021
- Stunning riverside location with breathtaking views
- New kitchen
- Generous mooring plot with slipway
- Freehold parking space 400 metres away
- Perfect holiday home or holiday let
- No onward chain

An incredibly rare opportunity to acquire a truly unique converted mill set in a stunning riverside location occupying a quiet and unspoilt corner of the Norfolk Broads.

Full of character, history and charm, this impressive Grade II listed mill also offers a substantial mooring plot and private parking.

Believed to have been built in 1908 and converted into a holiday home during the 1950s/1960s the current owner is only the third since that original conversion. They have greatly improved the mill during their ownership, running it as a hugely popular holiday let, and completely replacing the cap in 2021.

The accommodation is arranged over four floors and consists of a living room, new kitchen, bathroom, two bedrooms with further accommodation on floor 3 and in the boat-shaped cap, which also offers an external walkway offering breathtaking views out over the River Thurne and the open countryside beyond.

Access to the mill is via river and footpath only, but included in the sale is a freehold parking space located approximately 400 metres away.

A stunning property in a breathtaking location, early viewing is strongly recommended.

ACCOMMODATION

GROUND FLOOR

Living Room: Diameter 16'6"

Charming dual aspect living space with original crown wheel still in place. Wood burner, stable door, replacement staircase to first floor. Door to:









TIMBER EXTENSION

Rear Hallway

Electric heater, windows to front and side.

Bathroom

Corner bath, fitted shower, low level w/c, wash basin, window to side, extractor fan. Tiled walls, wall mounted heater .

Kitchen: 8'0" x 6'10"

Newly fitted range of wall and floor mounted units. Sink unit and drainer, built in oven, hob, dishwasher and plumbing for washing machine. Windows to side and rear. Stable door to rear.

FIRST FLOOR

Bedroom 1: 14'8" diameter

Dual aspect with river views. Currently used as a double bedroom. Steep stairs/ ladder leading up to:

SECOND FLOOR

Bedroom 2: 12'5" diameter

Currently laid out as a twin room. Window to side. Ladder up to:

THIRD FLOOR

Study/Bedroom 3: 9'7" diameter

Window to front aspect. Ladder to:





FOURTH FLOOR

Mill cap

Boat-shaped weather boarded cap, completely replaced in 2021. Door to external gallery with breathtaking panoramic views out over the River Thurne and the open countryside beyond.

OUTSIDE

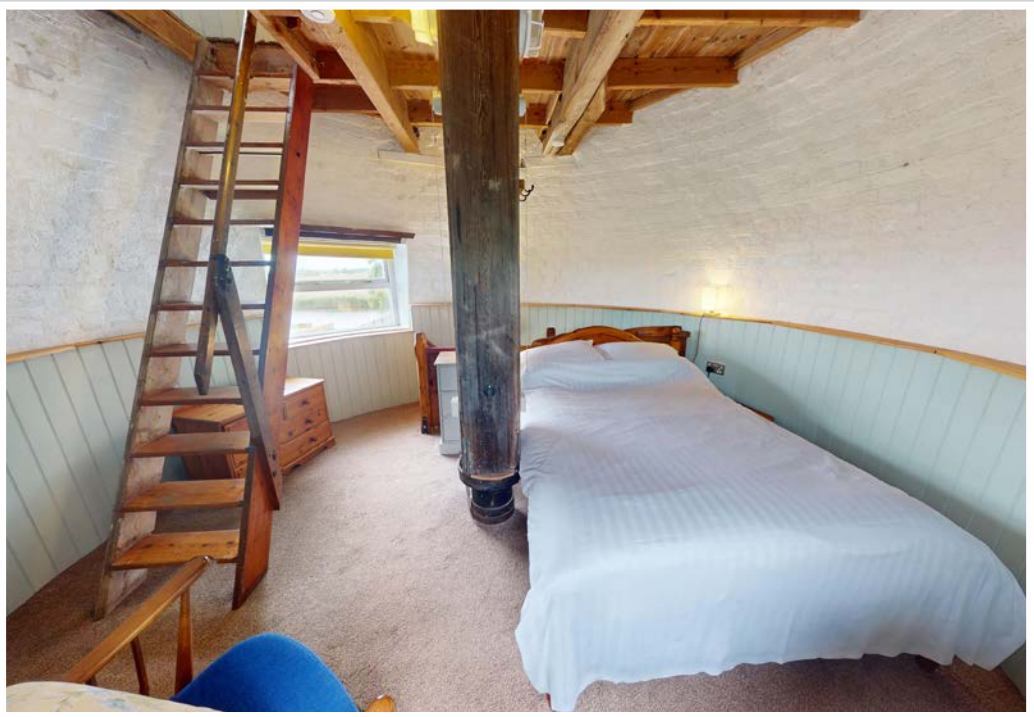
The mill enjoys a peaceful and private lawned garden, well enclosed by mature trees and hedging. A decked pathway leads from the front gate and leads all around the property with an incredibly private decked seated area to the rear.

MOORING PLOT

Directly in front of the mill, separated by a footpath, is the private mooring plot. The plot is the perfect vantage point to sit and enjoy far reaching unspoilt views as well as the wealth of birdlife and wildlife. Ideal for those with an interest in boating, sailing, canoeing, paddle boarding and fishing, or simply as the ultimate picnic spot in an idyllic riverside location, with a substantial mooring dock measuring 45ft x 14ft.

PARKING SPACE

Located approximately 400 metres along the footpath is a private freehold parking space.







LOCATION

The mill is set on a peaceful section of the River Thurne, close to the end of navigation. Close by the river leads up to Hickling Broad and Horsey Mere. There is access to the entire Broads network via Potter Heigham Bridge.

ADDITIONAL INFORMATION

The Mill: Fully residential status. Freehold with holiday home/holiday let use.
Car parking space: Freehold
Mooring Plot - Leasehold. Current lease runs until 2085. Ground rent and service charge tbc
Services: Mains water and electricity
Drainage: Septic tank and holding tank (£40 per empty).

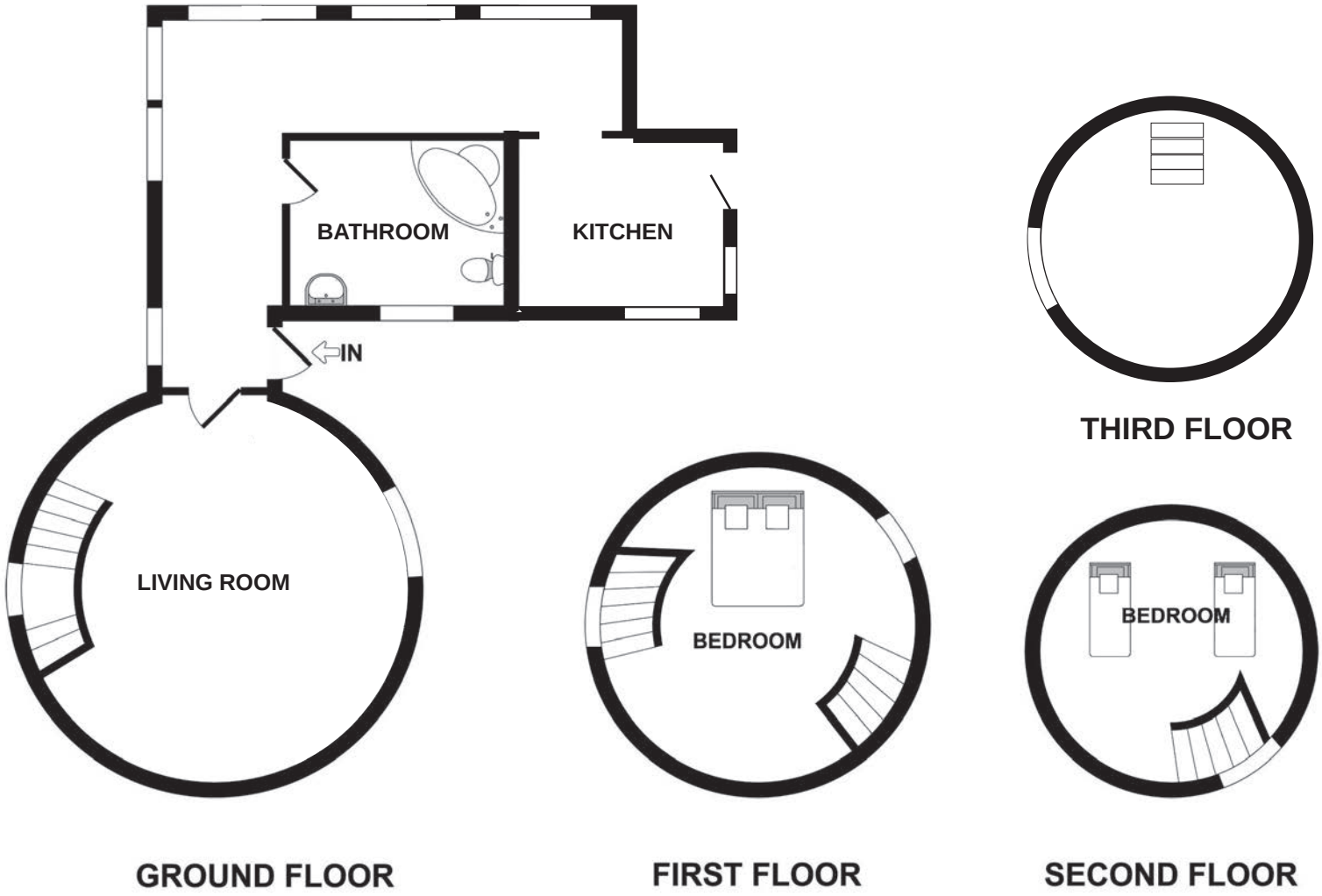




Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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