



4 Bawburgh Mill
Harts Lane | Bawburgh | Norfolk | NR9 3LS

TALES OF THE RIVERBANK



“A period home in a former mill, raised up over the water with exceptional views, this is a real standout. Full of character and designed to make the most of the setting, it’s a versatile and attractive home with plenty of space, including a fabulous garden room, as well as communal gardens that are home to abundant wildlife. A place that feels rural but is very well connected, both to the village and transport links alike, the lifestyle here is an enviable one.”



KEY FEATURES

- A Converted Mill now forming a wonderful Contemporary Residence
- Three/Four Bedrooms; Family Bathroom
- The Principal Bedroom benefits from an En-Suite Shower Room
- The Study/Bedroom Four has a Sauna Room
- Kitchen/Dining Room with Separate Utility/WC and Boiler Room
- Sitting Room and Garden Room
- Single Garage; Additional Parking Spaces for Two or More Cars
- Electric Car Charging Point
- Stunning Views over the River to both Front and Rear
- Expansive Communal Gardens found to either side of the River
- The Accommodation extends to 1,328sq.ft.
- Energy Rating: F

A beautiful home in an idyllic setting, this offers you the chance to connect with the countryside and relax by the river, all whilst being part of a friendly community and close to the A47 and to Norwich. Equally good as a home to fill with friends and family or a place to get away from it all, you can't help but be charmed by this unusual and appealing property.

Home With A History

Bawburgh Mill has a long history – there has been a working water mill over the River Yare and at the heart of the Norfolk village since the Domesday book. Jeremiah Colman, of the Norfolk Colman's Mustard family, started his flour-milling career here in 1802 and had a home at Bawburgh Mill. The present brick structure was built in 1887, replacing the original wooden mill that burnt down in 1876. The existing mill was last used in 1967 and one of the millstones now stands on the village green just outside the gates. In 1986 work began to convert the beautiful old building into six private homes. This property, number 4, is a freehold three-storey terraced house overlooking the River Yare, with stunning open river views from every room.





KEY FEATURES

Complete With Character

The owners fell for the location before setting foot in what is now their home, and when they started to explore, the appeal grew and grew. During their time here, they have made a number of improvements, including the fitting of new, double glazed windows and doors, working with conservation officers to stay true to the character of the mill. As you enter the home, you come into a spacious hall, with a study to your left that would also be great as a hobby space, home office or occasional bedroom. The kitchen is ahead of you, with beautiful tiled flooring and an opening to the fabulous garden room, complete with bespoke seating and table. It's the views that will rightfully catch your eye – this room is a great place to eat or have a cup of tea watching the wildlife. The open nature of the rooms is ideal for entertaining and the owners had 12 here last Christmas. On the first floor, there's a master suite and stunning sitting room with a picture window framing the views. On the second floor, you'll find two further double bedrooms and a bathroom.

Total Tranquility

The front of the house faces east and the owners like to sit on the front bench with their morning cuppa, listening to the lambs in spring and enjoying the sound of the water below. The rear of the house faces west and you'll enjoy magnificent sunsets through the trees. The owners love wild swimming from the jetty and have built a sauna – a great way to start or finish the day. The gardens and river are home to plenty of wildlife, including otters, kingfishers, swans, ducks, moorhens, muntjac, carp, crayfish, owls and more. You can head out paddleboarding or kayaking, all the way to the next mill, and you'll likely not see another soul. It's a real haven and a wonderfully peaceful place. Yet this is quite deceptive as you're on the edge of the village, with a school, village hall, pub and golf course nearby, and the A47 just down the road, so you have easy access to Norwich, to Longwater and to Wymondham and the A11.





























INFORMATION



On The Doorstep

The property is situated within the historic conservation village of Bawburgh in a delightful semi-rural location. The village is situated just to the south west of the City of Norwich and is well placed for easy access to the southern bypass, University of East Anglia, Research Park, BUPA Hospital and the new Norfolk & Norwich University Hospital. The River Yare runs through the village and local facilities include a well-regarded primary school, award winning public house and a golf course.

How Far Is It To?

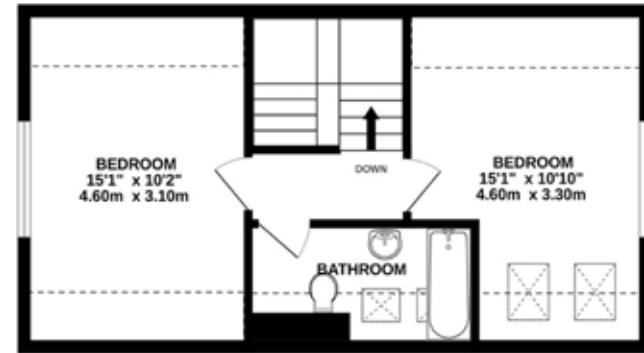
Bawburgh is only 5 miles from Wymondham where you can enjoy the thriving market town atmosphere and the interesting local history. The attractive town centre has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes, Waitrose and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge, while offering easy access to the A47 Norwich southern bypass. Norwich is approximately 6 miles from Bawburgh and offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport.

Directions

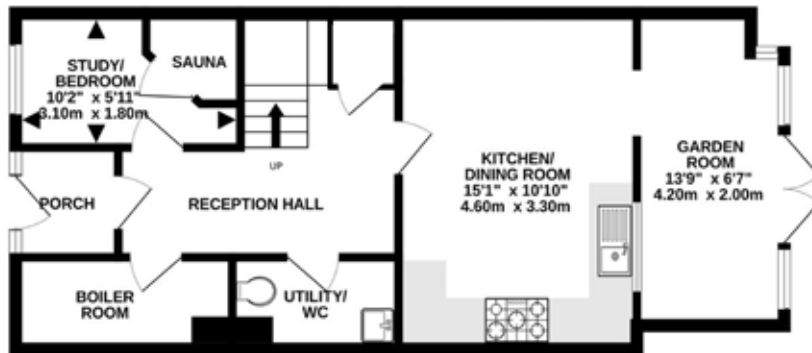
Leave Norwich on the B1108 Watton Road. Shortly after passing over the A47 southern bypass take the next turning on your right signposted Bawburgh. Upon reaching the centre of the village cross over the humped bridge and follow the road around to your left, whereby 4 Bawburgh Mill can be found on your left hand side.

Services, District Council and Tenure

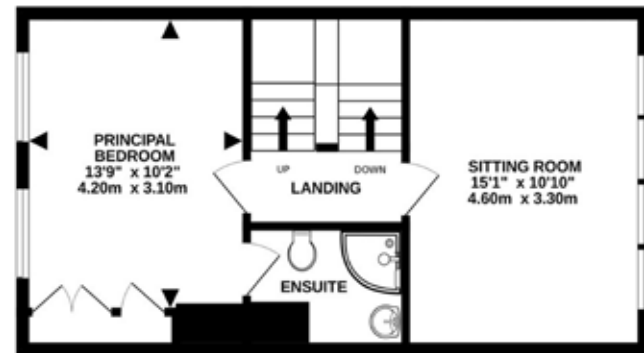
LPG Gas Central Heating, Mains Water, Mains Drainage
South Norfolk District Council – Council Tax Band E
Freehold



2ND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.

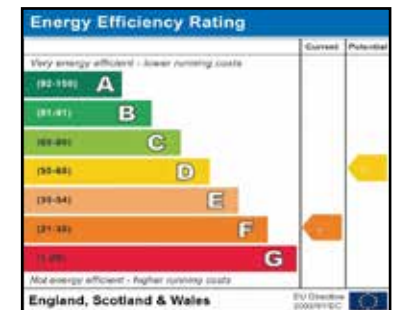


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.

TOTAL FLOOR AREA : 1328 sq.ft. (123.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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