

THE STORY OF

Martham Mill

Martham, Norfolk

SOWERBYS



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Martham, Norfolk
NR29 4RG

Former Pumping Mill

Very Successful Holiday Let

Freehold and No Usage Restriction

Open-Plan Kitchen and Sitting Room

Two Bedrooms and Bathroom

Newly Installed Mill Cap

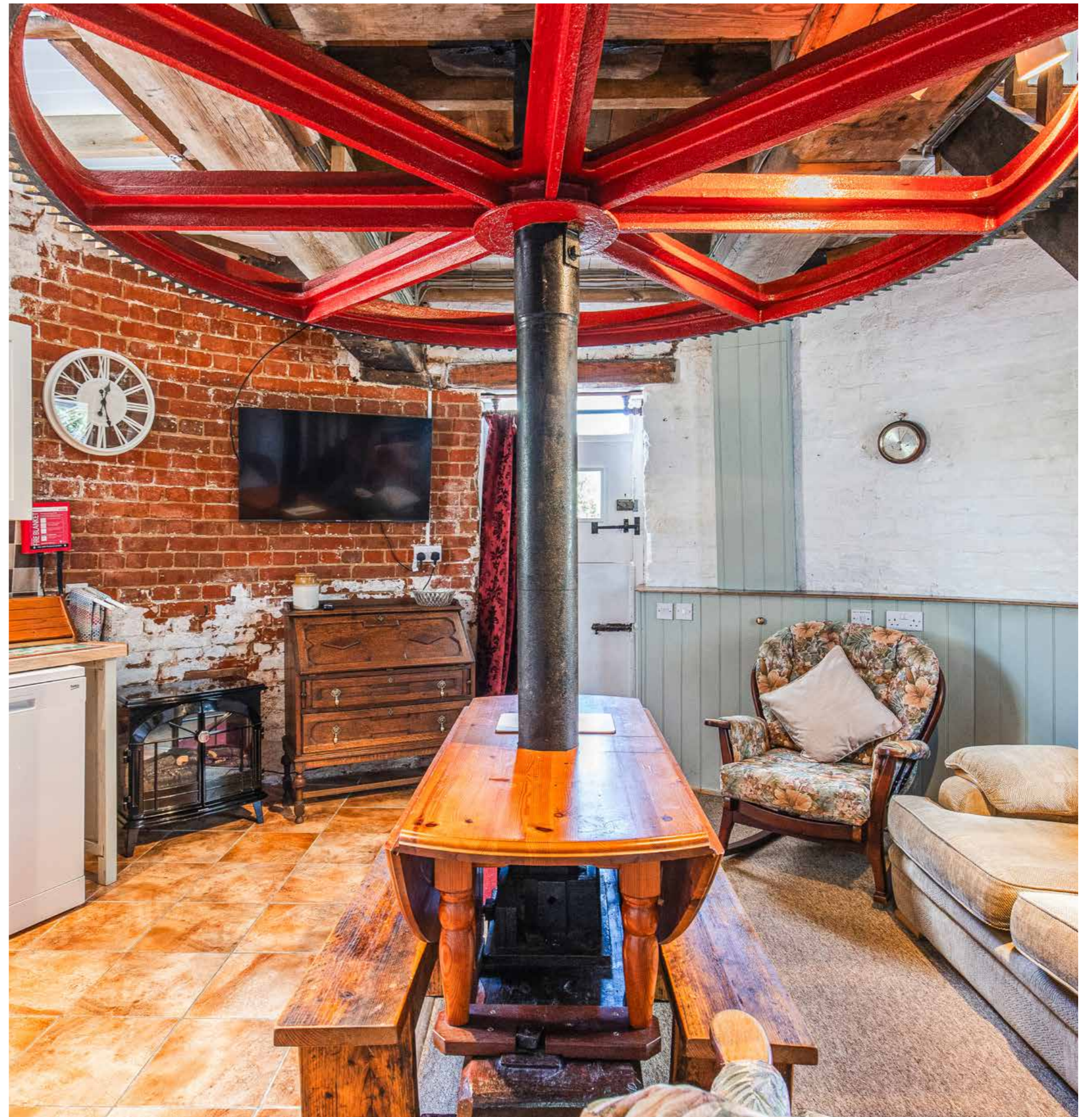
Stunning Setting

Private Mooring

Freehold Parking Space

Private Garden

SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com





Martham Mill is a truly idyllic former pumping mill set on the edge of the beautiful River Thurne. Currently an extremely successful holiday let, Martham Mill could be used as an owners retreat or full time home.

The mill is set over five floors. The ground floor is home to the kitchen and sitting room. The lovely character features of the former mill workings are all on show. There is a link through to the single storey addition where you will find a modern bathroom and utility. This utility area could easily be adjusted to create the room of your choice.

Ascending to the first floor, you'll find a cosy bedroom with stunning views. On the next level, there is another bedroom, also boasting great views. The following floor is left for you to create a space of your own choice. The top floor features a room where you can truly appreciate the newly installed mill cap, a genuine piece of craftsmanship. Additionally, this level provides access to the cap walkway, offering spectacular views.

Outside there is a private garden and a lovely raised deck, perfect for relaxing and entertaining. Just opposite, you have your very own private mooring and dock.

The Mill itself is freehold, while the mooring is leasehold and the boat and additional mooring are available via separate negotiation. Parking is conveniently located at the staithe in a private space. Access to the mill is a scenic 400-meter riverside walk.



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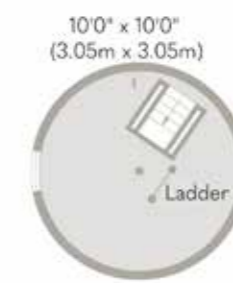




Fourth Floor
Approximate Floor Area
117 sq. ft
(10.91 sq. m)



Second Floor
Approximate Floor Area
79 sq. ft
(7.29 sq. m)



Third Floor
Approximate Floor Area
79 sq. ft
(7.29 sq. m)



Ground Floor
Approximate Floor Area
437 sq. ft
(40.56 sq. m)



First Floor
Approximate Floor Area
201 sq. ft
(18.67 sq. m)

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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Martham

PRETTY VILLAGE WITH A REAL COMMUNITY VIBE



Martham is a pretty village that is centred around a green. The village offers a wide range of day to day shops, doctor's surgery, schooling and a library.

Martham is home to the Norfolk Broads Classic, a paddleboard race which takes place in July along the river Thurne which flows around the northern edge of the village. Day boat hire and fishing are also on offer and some great walks start from the village.



Martham has a real community vibe with villagers and visitors feeling part of the action. Martham hosts a number of popular annual events including their spring Scarecrow Festival and May Fair, summer carnival and autumn Beer Festival. The sandy beaches of Winterton are approximately 3 miles away.



The Cathedral City of Norwich is approximately 18 miles to the south west with its beautiful heritage, vibrant nightlife, sophisticated shopping and mouth-watering restaurants. There are also a number of sought after schools and colleges. Norwich offers access to all the major rail links and Norwich International Airport.



Note from Sowerbys



“Outside there is a private garden and a lovely raised deck, perfect for relaxing and entertaining.”



SERVICES CONNECTED

Mains water and electricity. Electric storage heaters. Drainage via septic tank.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///clinking.pepper.bonkers

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SOWERBYS

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for the homeless

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Norfolk and
Waveney

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

