



THE STORY OF  
**Wagtail**  
*Aylsham, Norfolk*

**SOWERBYS**





THE STORY OF

# Wagtail

Mill Row, Aylsham  
Norfolk, NR11 6HZ

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Stunning Grade II Listed Watermill

Approximately 2,750 sq ft. of Living Space

Remarkable Three Bedroom Home

Luxurious Interiors

Beautiful Showcase of Original Mill Components

Allocated Off-Road Parking

Idyllic Setting on the Banks of the River Bure

Thriving Market Town Location

No Onward Chain

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Standing proud in an idyllic spot on the banks of the River Bure, this stunning conversion within an iconic Grade II listed watermill boasts substantial living space extending to approximately 2,750 sq ft. The original mill workings are showcased in this beautiful character-filled property. With uninterrupted views down the river, you can watch the seasons change all year round.

The property is set over four floors and enjoys an array of well-proportioned and highly versatile accommodation. The first of the receptions encapsulates the essence of the entire home; a modern and high specification kitchen/ breakfast room surrounds a stunning glazed enclosure showcasing the original workings of the mill. Elsewhere on the ground floor, the dining room enjoys picturesque views down the river, whilst the utility room takes care of the practicalities.

Further receptions to the first floor include the elegant and large sitting room, as well as a bright reading room, perfect for retreating to and enjoying your waterside surroundings.

Split across the second and third floor is the three generous double bedrooms. Two guest rooms are served by the luxurious main bathroom to the second floor whilst an extraordinary principal suite occupies the top floor. A large and lavish en-suite serves this bedroom whilst the balcony providing far-reaching views over the water ensures a breath taking start to every day.

Outside, the property enjoys its own small garden that is perched on the edge of the river with sublime views with access via the neighbours garden. The property also boasts allocated off-road parking and is within easy walking distance to the thriving town centre of Aylsham.





We love how the original features have been showcased and incorporated into the home.







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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# Aylsham

A VIBRANT COMMUNITY  
TO CALL HOME

Aylsham is a thriving, unspoiled market town in Norfolk, nestled beside the River Bure and surrounded by beautiful countryside. Its historical buildings, traditional market square with a Jacobean hall, and top-notch restaurants and cafés, including the popular Bread Source, make for an interesting visit. Aylsham offers diverse facilities, including butchers, bakers, doctors’ surgeries, a pharmacy, public houses, and three supermarkets. There’s a small market every Monday and a popular farmers market on the first Saturday of the month. It’s only a few miles from the stunning north Norfolk coast, an area of outstanding natural beauty with uninterrupted beaches and nature reserves.

Aylsham provides access to outstanding Ofsted-rated schools and is close to Norfolk gems like the National Trust’s Blickling Hall, a magnificent Jacobean house with beautiful gardens and surrounding countryside perfect for exploring.

The cathedral city of Norwich is a short commute away, offering access to major rail links and Norwich International Airport with flights to UK destinations and direct to Amsterdam. Norwich, a city rich in history, has been home to writers and radicals for over a thousand years. Its medieval streets house small businesses, a vibrant food scene, and a thriving arts culture. Named one of the best places to live in 2021, Norwich lies at the confluence of the Rivers Yare and Wensum. It remains the UK’s most complete medieval city, with historic cobbled streets like Elm Hill showcasing Tudor architecture, merchant’s houses, specialty shops, and cafés, leading to the 1,000-year-old Norwich Cathedral.

To the west, the University of East Anglia features remarkable brutalist architecture and the Sainsbury Centre, a collection of modern and ethnographic art gifted by the Sainsbury family.



## Note from the Vendor



“We have loved the views of the water, the wildlife and the walking distance to the town.”

Aylsham Watermill.



## SERVICES CONNECTED

Mains water, electricity and drainage.  
Gas central heating with underfloor heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

B. Ref:- 8088-7734-5490-2651-9996

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: ///marble.valued.zoomed

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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

*Nelson's*  
Journey

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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