

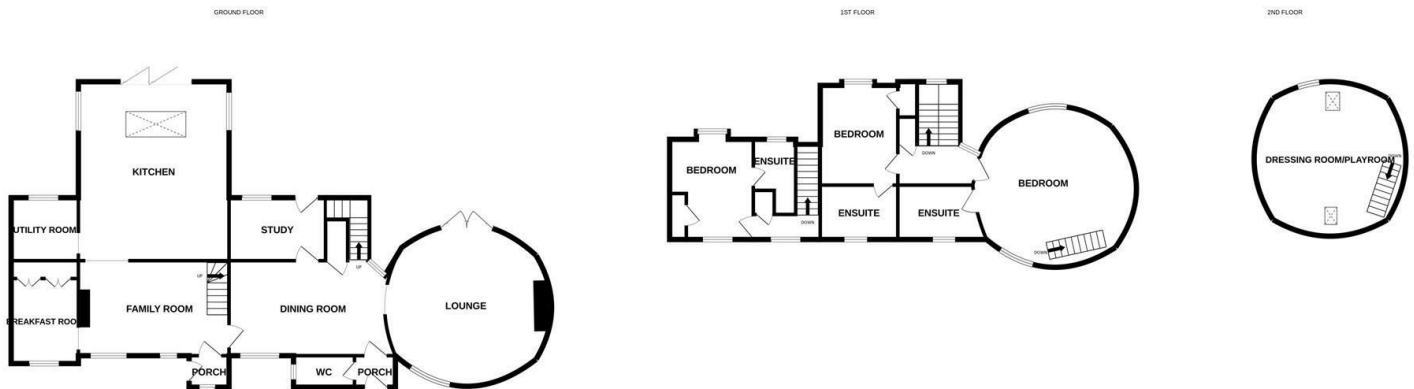


The Old Windmill Hackford Road | Wicklewood

Offers In Excess Of £800,000

Gilson Bailey are delighted to present this truly stunning and rarely available detached residence, set back from the road on approximately 0.75 of an acre in the charming and sought-after village of Wicklewood, part of which incorporates a former working, brick-built Norfolk Corn Mill dating back to the 1820s. This remarkable home combines rich period character with modern comforts, offering a unique lifestyle opportunity in a setting of peace and tranquillity. The well-planned accommodation begins with an entrance porch and convenient WC, leading to a dining room ideal for entertaining, and a characterful lounge with a wood burner situated at the very base of the historic windmill. A separate family room, with an open fireplace - offers the flexibility of a second lounge, while the heart of the home is the breathtaking extended kitchen/diner, filled with natural light from its pitched roof skylight and boasting integrated appliances. Further ground-floor highlights include a utility room, breakfast room, and a versatile study which could easily serve as an additional bedroom. On the first floor, three spacious bedrooms each enjoy the luxury of their own en-suite bathroom, with bedroom one set within the windmill itself, featuring a charming staircase that rises to the top-floor dressing room/playroom - offering multiple potential uses. Outside, an impressive driveway sweeps up to the property, opening into stunning, immaculately maintained gardens that are a joy to behold, with expansive lawns, a variety of mature fruit trees, and glorious field views providing a true sense of escape. A large patio seating area offers the perfect setting for al fresco dining or relaxed summer evenings, while the property also benefits from a garage, double glazing throughout, oil-fired heating, and immaculate presentation inside and out. This exceptional home is a rare find, and internal viewing is recommended to fully appreciate the charm, quality, and individuality it offers.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Location

Wicklewood offers a great community village lifestyle centred around the local primary school and within easy reach of Wymondham College and their prep school. It also benefits from a church and public house. Wicklewood is situated just over 3 miles from the market town of Wymondham which offers all the local amenities including Doctors, Pharmacies, schools and three supermarkets, including Waitrose, Lidl and Morrisons. Transport buses link the surrounding towns and villages and the town's railway station also provides a direct line into Norwich, Ely and Cambridge, with London commutable in around 2 hours.

Accommodation Comprises

Front door to:

Entrance Porch

Doors to WC and dining room.

WC

Low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Dining Room 19'5" x 10'6"

Two double glazed windows, radiator, storage cupboard, stairs to first floor.

Lounge 'The Round Room' 16'4" x 15'5"

Double glazed window, patio doors, fireplace with multi-fuel wood burner and original mill stone hearth.

Study 12'3" x 6'11"

Double glazed window, radiator, door to rear.

Family Room 16'9" x 11'11"

Double glazed window, radiator, open fireplace.

Kitchen 19'10" x 16'4"

Quality fitted wall and base units with worktops over, sink and drainer, fitted induction hob and oven, integrated fridge/freezer, dishwasher and microwave, bi-fold patio doors, two radiators, two double glazed windows, pitched roof skylight.

Utility Room 7'5" x 6'4"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine, tumble dryer and fridge/freezer, double glazed window, radiator.

Breakfast Room 11'7" x 7'4"

Double glazed window, radiator, storage cupboards.

Two First Floor Landings

Doors to three bedrooms.

Bedroom One 15'5" x 14'9"

Two double glazed windows, two radiators, built in wardrobes, stairs leading to the top floor in the mill tower.

En-Suite 10'8" x 5'11"

Panelled bath with shower over, low level WC, hand wash basin, radiator, double glazed window.

Dressing Room/Play Room 14'2" x 14'0"

Radiator, Velux windows.

Bedroom Two 11'7" x 8'11"

Double glazed window, radiator, storage cupboard.

En-Suite 8'10" x 5'11"

Panelled bath with shower over, low level WC, hand wash basin, radiator, double glazed window.

Bedroom Three 12'3" x 9'5"

Two double glazed windows, radiator, storage cupboard.

En-Suite 7'0" x 4'9"

Shower cubicle, low level WC, hand wash basin, radiator, double glazed window.

Outside

The property is approached via a sweeping shingled driveway providing generous off-road parking and leading to a garage with power and lighting. The front and rear gardens are beautifully landscaped, laid mainly to lawn and framed by an abundance of mature plants, shrubs, and trees, creating year-round interest and colour. A charming pond and a variety of fruit trees add to the character and appeal, while a spacious patio seating area offers the perfect spot for al fresco dining and relaxation, all set against a backdrop of glorious open field views that provide peace, privacy, and a true sense of countryside living.

Local Authority

South Norfolk District Council.

Tax Band to be agreed.

Tenure

Freehold

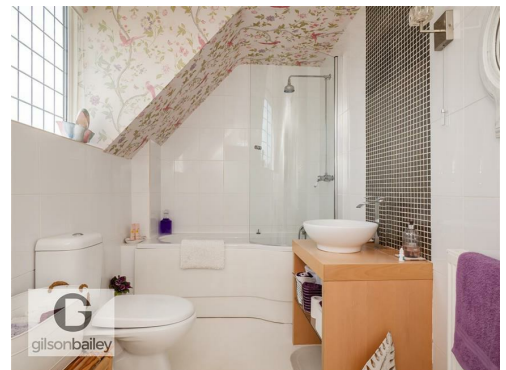
Utilities

Fibre to the property broadband available.

Mains water and electric.

Oil heating.

Septic tank.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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