



WAYFORD ROAD, SMALLBURGH
£1,000,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





WAYFORD ROAD, SMALLBURGH, NORFOLK NR12 9LN

- Fully restored 4 storey mill
- Sympathetically designed 2 storey extension
- Idyllic grounds extending to approximately 2.25 acres
- 6 bedrooms with 4 bathrooms
- Approximately 500ft of private river access
- Substantial detached garage/workshop with spacious studio/office above
- Far reaching open views

Occupying an incredibly peaceful and truly idyllic rural location, set in grounds extending to approximately 2.25 acres, and including around 500ft of private frontage directly onto the River Ant, providing multiple moorings and full access out onto the entire Norfolk Broads network.

This impressive and iconic mill has been painstakingly restored by the current owners who concluded works of this very personal renovation project early this year when the beautiful new boat-shaped cap and sails were completed.

Complementing the mill is a sympathetically designed two storey extension which was built in 2002 and which provides well-proportioned and flexible family accommodation, along with a large garage/workshop with generous studio above.

Previously run as a successful holiday let capable of accommodating up to 15 guests, the mill offers incredible versatility along with the potential to provide a significant income.

The gardens and grounds are a haven for local bird and wildlife and the picturesque and peaceful setting encourages all manner of outdoor pursuits, not least fishing, boating, sailing and kayaking.

Whilst the mill enjoys an incredibly private position some distance from its nearest neighbour, it is still well placed for access to a wealth of local amenities with the market town of Stalham only 2½ miles away, Wroxham and the coast less than 7 miles away and the city of Norwich approximately 13 miles to the south. It is also within walking distance of a restaurant, petrol station/shop and various boat hire facilities.

To fully appreciate this unique Broads property, a full and early viewing is strongly recommended.



ACCOMMODATION

MAIN HOUSE

Entrance Hall

Living Room: 19'6" x 14'2"

Dual aspect with windows to front and side looking towards the river, radiator, wall lights, panelled door and a feature cast iron fireplace with wooden surround.

Dining Room: 22'4" x 15'11"

French doors to rear with panoramic open views. Radiator, staircase to first floor.

Kitchen: 10'11" x 10'5"

Comprehensive range of wall and floor mounted units with sink unit and drainer, built in double oven hob, extractor hood, tiled splashbacks, tiled floor, downlighters and windows to front and side.

Utility Room: 9'11" x 4'11"

Range of storage units with sink unit, plumbing for washing machine, electric cooker point, radiator, built in cupboard window to rear, tiled floor, panelled door. Designed to act as a separate kitchen serving the mill if required.

Master Bedroom: 16'0" x 11'6"

Triple aspect with windows to front and rear with feature stained glass window to side. Two radiators, panelled door, built in wardrobes.

En-Suite Shower Room

Low level w/c, vanity wash basin, shower enclosure, fully tiled walls. Window to rear.

Family Bathroom: 12'4" x 6'3"

Panelled bath, separate shower enclosure, vanity wash basin, low level w/c, window to rear, radiator, downlighters, extractor fan, panelled door, tiled floor.





FIRST FLOOR

Landing

Bedroom 2: 18'10" x 9'8"

Triple aspect with Velux windows providing far reaching views, radiator, panelled door, angled ceilings.

En-Suite Shower Room

Low level w/c, vanity washbasin, shower enclosure, radiator, Velux windows, access to eaves, panelled door.

Bedroom 3: 14'6" x 9'8"

Triple aspect with Velux windows, radiator, panelled door. Angled ceilings.

Bedroom 4: 12'10" x 8'4"

Two Velux windows, built in wardrobe, radiator, downlighters, panelled door.

THE MILL

Entrance Hall

Attached to the main house with an independent front door, allowing the mill to operate as a fully self-contained holiday let.

Tiled floor, radiator.

Shower Room

Low level w/c, hand basin, shower, extractor fan, heated towel rail, latched door, window to rear.





Sitting Room: 12'8" x 12'8" (circular)

Window to front and rear with open views, radiator, staircase to first floor, latch door, fixed sofa.

FIRST FLOOR

Bedroom 1: 10'8" x 10'8" (circular)

Dual aspect, far reaching views out towards the river, fixed sofa/bed. Staircase to:

SECOND FLOOR

Bedroom 2: 9'1" x 9'1" (circular)

Dual aspect, radiator, wall lights, fitted bunk beds, stairs to:

THIRD FLOOR

Room 3: 6'11" x 6'11" (circular)

Window with far reaching views. Fascinating view of the interior of the mill cap and workings.





OUTSIDE

The property is set well back from the road and approached via a long private roadway. The ground extends to approximately 2.25 acres and provide extensive private parking for any number of vehicles, ideal for boat/caravan or motorhome storage, along with:

Detached Garage/Workshop: 35'0" x 20'0"

A large and versatile building with 3 phase electricity, built in 2019 and offering a useful office/studio on the first floor extending to over 28ft in length, with a private covered balcony with picture perfect views.

Mainly laid to lawn, the grounds also include a raised deck to the rear, a sizeable reed covered lake and a private treelined section of riverbank extending to approximately 500 feet providing access to the River Ant and North Walsham and Dilham Canal then beyond to the rest of the Broads network.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, private drainage, oil fired heating.

Access: Right of way over a private roadway.

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.



6'11" x 6'11"
(2.11m x 2.11m)

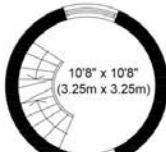


Third Floor
Approximate Floor Area
39 Sq. ft.
(3.6 Sq. m.)

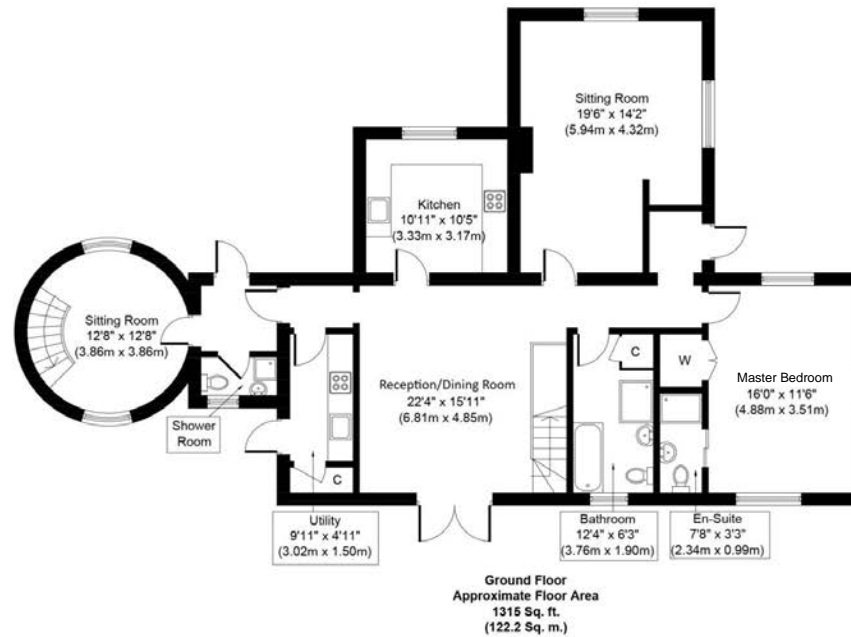
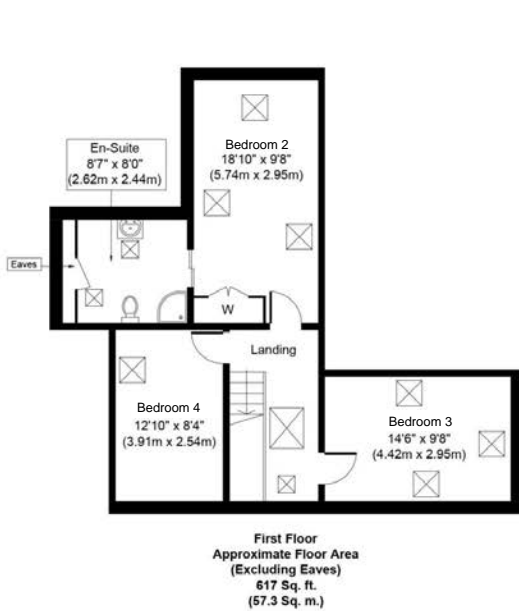
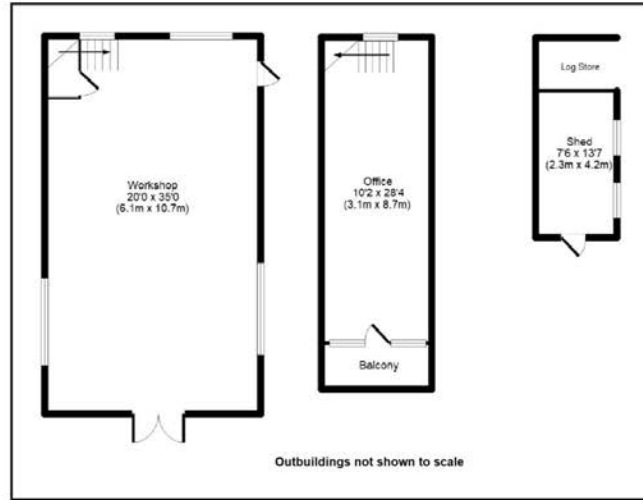
9'1" x 9'1"
(2.77m x 2.77m)



Second Floor
Approximate Floor Area
64 Sq. ft.
(5.9 Sq. m.)



First Floor
Approximate Floor Area
89 Sq. ft.
(8.3 Sq. m.)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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