



FERRY ROAD, NORTON SUBCOURSE
£375,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







FERRY ROAD, NORTON SUBCOURSE, NORFOLK NR14 6SF

- A converted wind pump on the banks of the River Yare
- Full of charm and character, dating back to 1863 and subject to a comprehensive programme of renovations in the late 1990s
- Cap replaced in 1997
- Four storey accommodation with shower room and shepherd's hut
- Approximately 270ft private river frontage
- Total plot extending to approximately 2 acres
- Stunning panoramic views
- No onward chain
- Former holiday let

Occupying a stunning position on the banks of the River Yare with breathtaking, panoramic views, approximately 270ft private river frontage and a total plot extending for approximately two acres.

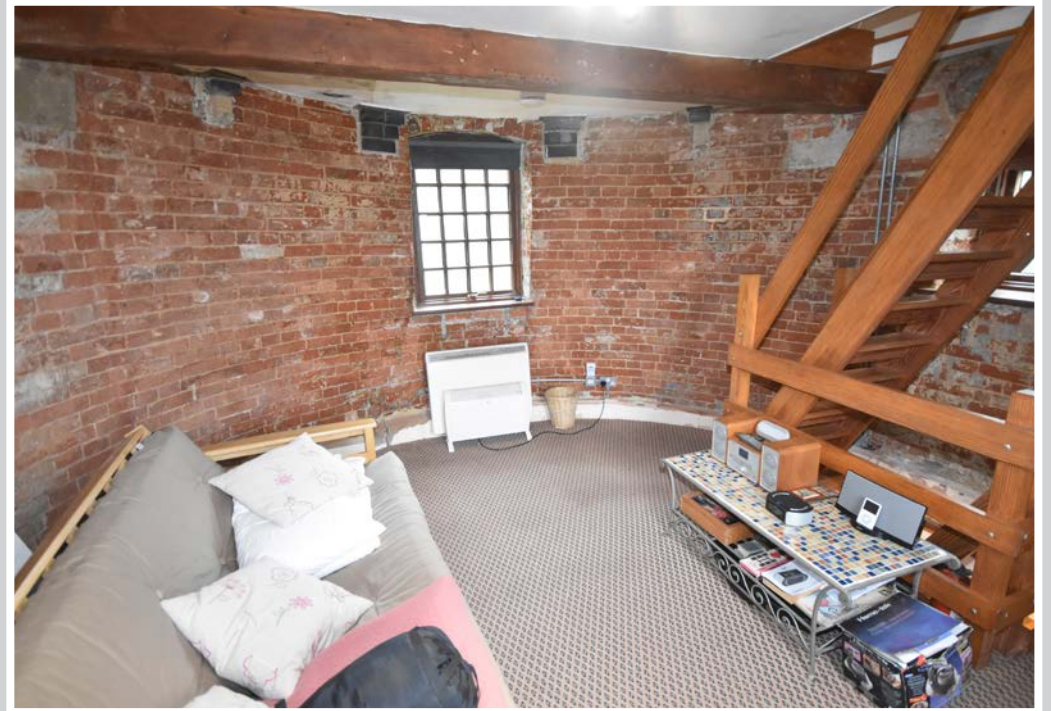
This charming converted wind pump is understood to date back to 1863 and was the subject of a comprehensive programme of renovation during the late 1990s which included the addition of a new Norfolk boat-shaped cap by highly regarded local millwright, Richard Seago.

This imposing four storey mill has previously been used as a holiday let and is currently a much loved holiday home, suitable for year round use but not as a permanent home.

As a result of the new state of the art pumping station being constructed close by, additional land was purchased from the Raveningham Estate in 2022, extending the grounds to approximately two acres with significant landscaping works completed soon after creating a much larger, more open plot, making the most of the picturesque setting and the far reaching views as well as extensive off road parking for multiple vehicles.

The mill is situated just to the east of the mouth of the River Chet and just to the south of Reedham ferry, perfectly placed with direct access to the entire Norfolk Broads river network.

The location combines incredible peace and privacy, the perfect riverside retreat.



ACCOMMODATION

Ground Floor: 15'10" diameter

Currently laid out as a kitchen/dining room with a range of floor mounted units with a sink unit and drainer. Multi-fuel burning stove, pamment tiled floor and a wooden staircase.

Shower Room: 6'3" x 6'2"

Modern white suite comprising a w/c, wash basin and a shower cubicle. Window to side, wooden latch door, wall mounted heater, heated towel rail.

First Floor: 14'7" diameter

Currently used as a sitting room but could easily be the primary bedroom. Triple aspect and beautiful views. Wooden staircase.

Second Floor: 12'5" diameter

Dual aspect with stunning views, wooden staircase.

Third Floor: 10'3" diameter

Dual aspect, ladder to:

Fourth floor

Cap Room: 11ft diameter

Door leading out onto the observation gallery offering an unmatched vantage point with remarkable views.





OUTSIDE

The grounds extend to approximately two acres with approximately 270ft private river frontage, directly onto the River Yare with capacity to moor multiple boats and the perfect launching point for kayaks, paddle boards and canoes whilst also offering the ideal location for those with an interest in fishing.

The plot is accessed via a five-bar gate with a long private driveway and extensive parking area.

To the side of the mill is the former wheelhouse, now offering useful storage and a free standing shepherd's hut 10'9" x 6'8".

ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: Holiday home suitable for year round use, but not as a permanent home.

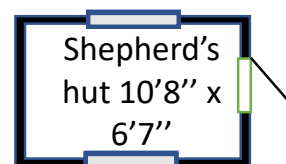
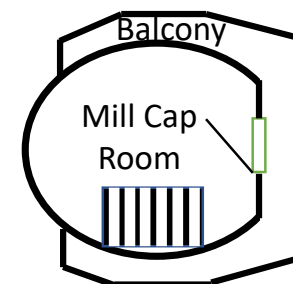
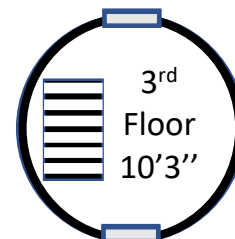
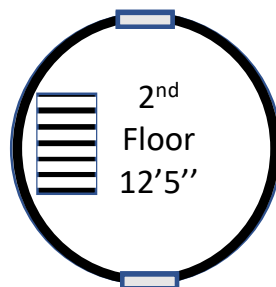
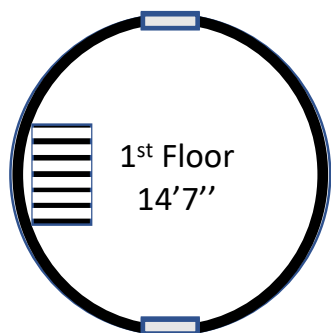
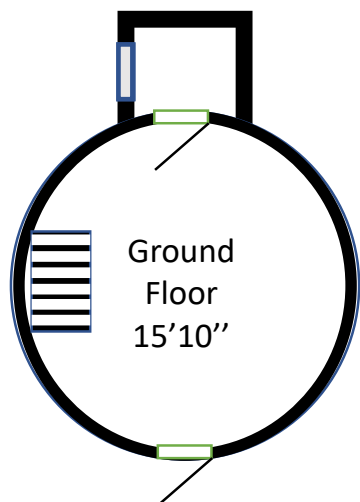
Services: Mains electricity, mains water, private drainage.

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.





PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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