



8 Old Mill Close
Whittington | Norfolk | PE33 9TR

A FAMILY HOME IN A SPECIAL LOCATION



This wonderful terraced four-bedroom home is a superb new conversion within a former mill which has been imaginatively designed to offer open plan living space with features including exposed brickwork, panelling and high ceilings.



KEY FEATURES

- Flexible Accommodation across Three Floors
- Four-Bedrooms with Two En Suites
- Sympathetically Converted from Local Landmark Building
- Beautifully presented throughout with Modern Contemporary Styling
- Highly Specified Kitchen with Integrated Appliances
- Air Source Heating and Underfloor Heating
- Two Parking Spaces
- Flexibility for Multigenerational Living – Bedroom with En Suite and Kitchenette
- No Onward Chain and Ten-Year New Build Warranty
- Total Accommodation extends to 1,882 sq.ft.

An opportunity to purchase a newly converted and highly specified home arranged over three floors with impressive open plan areas. The layout of the rooms allows for flexibility and can cater for multigenerational living and a space for a home office/study.

A New Life

“Over the past five years Whittington Mill has been sympathetically converted from an old failing industrial building and site into a number of new homes,” the developer explained. This former mill complex in the hamlet of Whittington is being brought back to life by offering skilfully designed homes within its grounds. The developer, an established local family business, has a reputation for renovating and building new homes to the highest standard using local tradespeople to complete the work.

“We’ve strived to ensure that most of the new homes, including 8 Old Mill Close, retain many of the old features from the original building, including exposed wooden floors and brickwork. We’ve combined this with the advantages of a modern new home such as improved insulation, sustainable heating, a comprehensive electrical installation, and we’ve completed the properties with modern finishes.”





KEY FEATURES

"8 Old Mill Close has the benefit of a ground floor offering a fantastic large bedroom complete with an en suite, bath and walk-in shower, a separate open plan space and a kitchenette for those contemplating other family members living with them, or as an in-home separate working space. On the first floor, the modern kitchen complements the home's open plan reception rooms and is complete with quality appliances including a double oven, hob, extractor, dishwasher and a built-in fridge-freezer."

The property also offers underfloor heating with feature radiators in the reception rooms. It comes with the benefit of a ten-year newbuild warranty, and there is no onward chain.

Inspired Layout

On entering the property, one steps from the entrance hall into a large open plan area comprising a living/dining room and a contemporary kitchen with integrated appliances. French doors open onto the garden from this living area. The lower level is reached via a panelled staircase where a further living room can be found, in addition to a utility room, and a bedroom with an en suite. The second floor is comprised of three further bedrooms, the principal one with an en suite, and a family bathroom.

The courtyard style garden outside has been designed to be low maintenance, and the property has two parking spaces.





















INFORMATION



On The Doorstep

The property is quietly situated in the pretty village of Whittington. Whittington is a small village nestled amongst the West Norfolk countryside bounded by the brecks and pine forests to the south and open fenland to the west and the coastal towns and villages of the North Norfolk coast are less than an hour away.

How Far Is It To?

Whittington is located in West Norfolk roughly equidistant between the market towns of Thetford, Swaffham and Downham Market. The nearest railway stations are at Downham Market around 7.5 miles away and Brandon around 10 miles way. The next door village of Northwold has a number of shops, a pub and a sports and social club. Whittington has a garage and caravan and camping site too.

Directions

Leave our Fakenham office heading out on the A1065. Turn right to merge onto A47 towards Kings Lynn/Downham Market/A1122. At the roundabout take the 1st exit onto Downham Road/A1122. Turn left onto Narborough Hill and continue onto Beachamwell Road. Turn left onto Eastmoor Road, right onto Stoke Road, right onto Oxborough Road and then left onto A134. At the roundabout take the 1st exit onto Whittington Hill/A134 and then turn right into Old Mill Close.

Services, District Council and Tenure

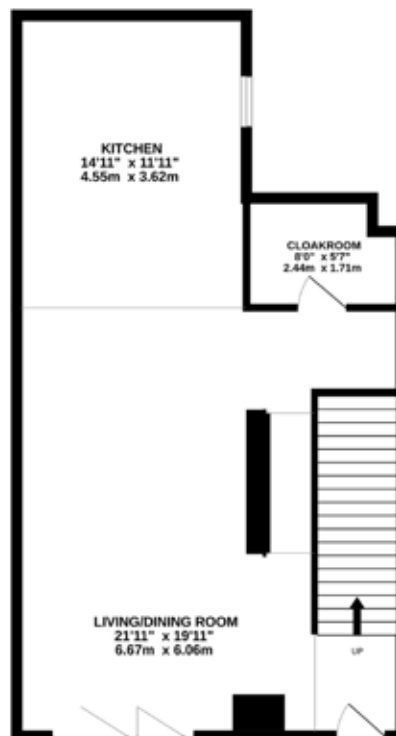
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk

Freehold

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.

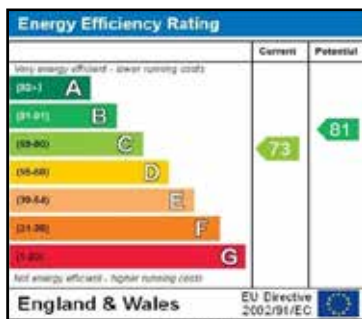


2ND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1882 sq.ft. (174.8 sq.m.) approx.

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.
Made with Metropix ©2025



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

follow Fine & Country Fakenham
on



Fine & Country Fakenham
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com

