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HOME

WHERE HERITAGE AND COUNTRYSIDE MEET

Standing in the water meadows and spreading arable land so typical of this region is this stunning Grade II* listed former water mill and cottage arranged over three storeys, now converted into a beautiful, spacious and characterful home. Built in 1819, the mill was restored in 2004 having been out of use since 1956. The property is maintained to a high standard and can be occupied immediately on purchase.





A Unique Home with a Remarkable Past...

The present owners bought the property nine years ago, it was restored in 2004 to a very high standard. It stands on a plot measuring approximately 7.9 acres, has plenty of off street parking, a sunny courtyard, a spacious patio at the front overlooking the mill stream and a tennis court. The front door opens into the generous oak panelled hall with Norfolk stone tiles. To the left is the gracious dual aspect drawing room with its Adam style stone fireplace, sisal carpet and multi fuel log burner. Two steps lead up to the triple aspect studio/sun room with a cloakroom on one side and a kitchenette on the other. If desired and with the correct planning permission in place, this wing could be converted into a separate annexe, as could the east wing. To the right of the hall is the dual aspect dining room, a flexible use area which could serve as a home office, sitting room or accessible bedroom.

Next door is a remarkable space with the exposed oak ceiling beams, original machinery and wheel mechanism from the mill. A piece of living history, it is at the heart of this beautiful family home. It runs into another large living space with a multi fuel log burner which would be perfect for dining, entertaining or simply relaxing. The second staircase rises up to the east wing from here.

The bright and sunny dual aspect kitchen/breakfast room has exposed beams, pale cabinets, maple worktops, a cream electric Aga, double ceramic butler sink, integrated Bosch dishwasher, fridge freezer, electric double oven with gas hob and an island with seating, storage and an integrated plate warmer. The owners love their kitchen which is perfect for entertaining and for hosting the family. A drinks party for fifty guests was comfortably hosted last Christmas and it is a wonderful multi-generational space with more than enough room for a table and chairs for family meals and informal entertaining. There is a walk in pantry and a useful cloakroom next door. The ground floor accommodation is completed by the sleek and spacious laundry room with exposed beams, storage, a ceramic sink and plumbing for a washing machine and tumble dryer.



“A Kitchen Designed for Gathering...”









Flexible Family Living Across All Levels...

The staircase rises from the panelled hallway to the generous landing, from which radiate three bedrooms and a bathroom. The dual aspect principal bedroom is absolutely delightful, with views over the river and en suite bathroom with bath and mixer shower handset. This is often used as a self-contained guest suite. The dual aspect second bedroom has fitted wardrobes and there is a smart family bathroom with bath and shower over opposite, again, ideal for guests. The third bedroom in this part of the house has fitted wardrobes and the adjacent family bathroom has a very large walk in shower, his and hers basins and a chrome heated towel rail. In the centre of the house is the beautiful mill room with its oak floorboards, oak ceiling beams, exposed brick wall, original mill stones repurposed as tables and the original machinery dating back to 1819, it makes a delightful multi use space. One particularly interesting feature is the double layer of glass set into the floor showing the mill race and mill wheel beneath. Next door is the gracious first floor sitting room with its brick fireplace and views over the water meadows.

This storey's accommodation is completed by the large double bedroom with en suite bathroom with bath and mixer shower handset. It would be entirely possible to convert this part of the house into a self-contained wing if desired. The staircase rises to the second floor where two bedrooms and a bathroom are located. The master bedroom is substantial in size, is flooded with natural light streaming through its four skylights and is timber framed. It has an elegant en suite bathroom with a bath and walk in shower, a skylight and his and hers basins. Next door is another double bedroom with eaves storage. This entire floor would make the perfect nanny annexe with the smaller bedroom acting as a sitting room, or a wonderful nursery suite. Its flexibility and spacious feel adds very greatly to its charm and usefulness. There is also a generous attic space, which, with planning consents, could be converted into a multi use area..



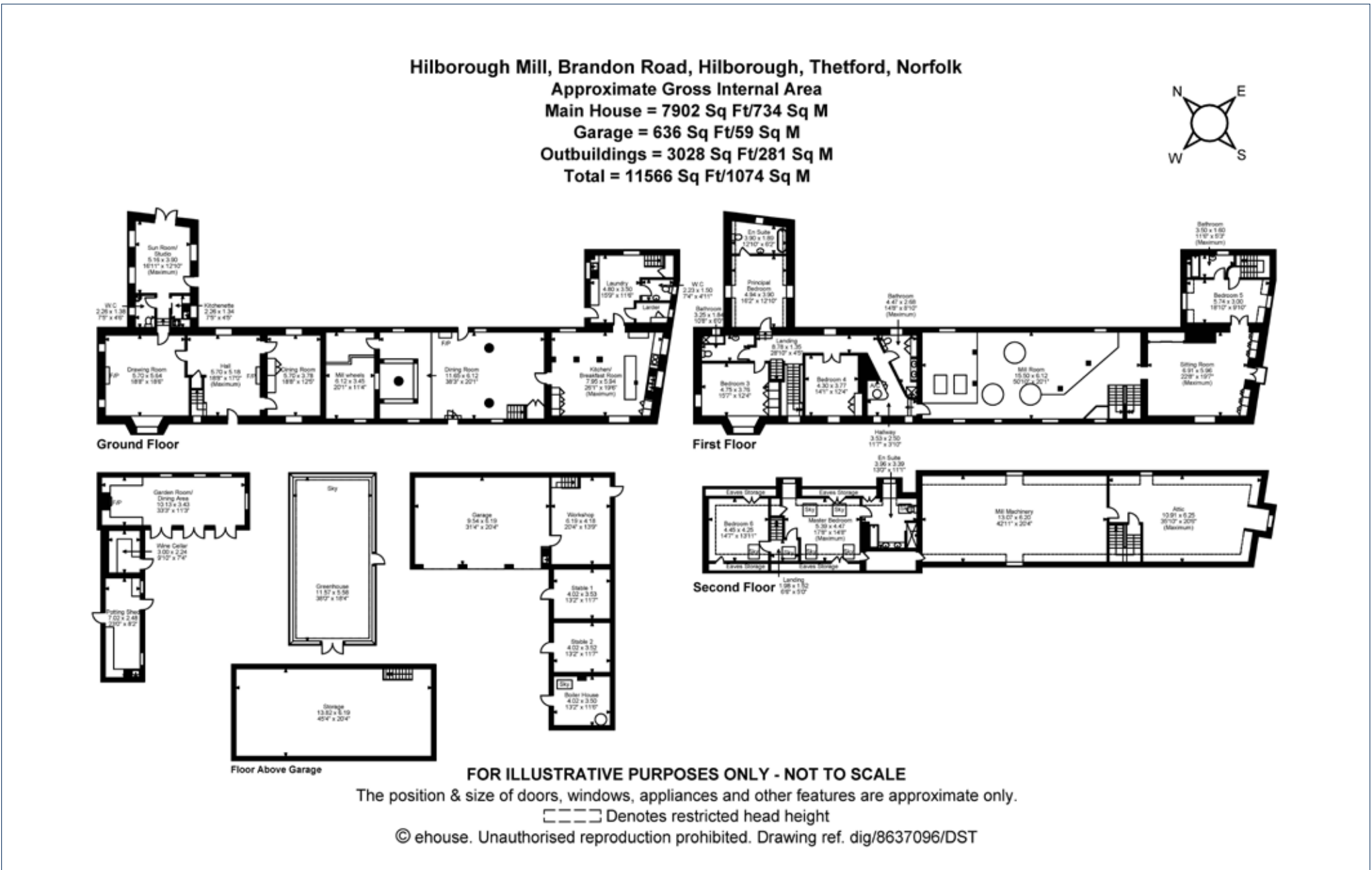




LOCATION

Outside, an L shaped outbuilding provides space for a potting shed, wine cellar and triple aspect garden room with log burner, ideal for outdoor dining and entertaining. There is a cart lodge with plumbing and a first floor, a spacious greenhouse with a fruitful vine, herbs, squash, melons, aubergines, sweet peppers and strawberries, as well as power, light and water, and a stable block with two stables (currently used for storage), a workshop and a garage. There is a sunny patio area to the front of the house, a secluded courtyard at the back, a lawn, paddock and vegetable garden with broad beans, runner beans, parsnips, leeks and onions growing. There are also mature and fruitful cherry, apple, plum, pear, quince and medlar trees and a cob nut tree. The tennis court is currently being used as an apiary.

Set in an unparalleled location with wonderful outside space with outbuildings and a generous and extremely flexible interior, this gracious family home, steeped in history, is a genuine one-off and must be viewed at the first opportunity..South Norfolk is arcadian, dotted with the region’s famous round towered churches, winding country lanes, thatched cottages and charming market towns, including historic Thetford. Admiral Horatio Nelson is one of Norfolk’s most famous sons and the county features many monuments to his achievements. There are fifty-one conservation areas protecting the ancient woodlands and historic buildings of the region. Thetford Forest with its pine-scented depths and nature trails is a popular tourist destination, as are the Norfolk Broads and Bressingham Gardens. Fourteen miles from Thetford, fifteen from Downham Market and five and a half miles from Swaffham, with its local shops, pubs, restaurants and excellent leisure opportunities (including a very well thought of golf club), plus a Saturday market, is the little village of Hilborough. It is a community steeped in history. Horatio Nelson’s father was the rector of Grade I listed All Saints church in the village in the mid-eighteenth century. Today, the village, surrounded by water meadows and open countryside, offers the opportunity for rural living with transport connections which enable those who commute to do so. The nearest station is 13 minutes away at Brandon, offering a direct link to Cambridge and onward to London. Hilborough to London is achievable in 2 hours. just under twenty minutes’ drive away, and the A1065 runs through Hilborough, linking it with the A11. There are several primary schools in neighbouring villages, two high schools in Thetford, one in Brandon and one in Swaffham. The village also has a pub. Set in an unparalleled location with wonderful outside space with outbuildings and a generous and extremely flexible interior, this gracious family home, steeped in history, is a genuine one-off and must be viewed at the first opportunity.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.



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