


Freehold Opportunity

£595,000

MARTHAM MILL, NORFOLK

Stunning, Grade II listed Mill with breath-taking views of the Norfolk Broads. Currently used as a very successful holiday let, and situated on the banks of the River Thurne.

Martham, Norfolk.

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PROPERTY SUMMARY

- 1.** Stunning Grade II listed Mill, located on the banks of the River Thurne on the famous Norfolk Broads.
- 2.** Set across 5 floors, including 2 bedrooms, kitchen/living room, bathroom and utility room with potential for additional floor to be refurbished, as well as a freehold car parking space.
- 3.** Private mooring with immediate access to the River Thurne, and potential to purchase additional mooring subject to separate negotiation.
- 4.** Perfect investment for a couple, family or existing business to take on a thriving, well-established and highly rated holiday let, with lots of growth potential.
- 5.** Full freehold residential status allowing all-year round occupation.



DESCRIPTION



Paul Hubbard Commercial is delighted to present this stunning, early 20th century built Mill in Martham, Norfolk.

Situated on the Norfolk Broads, in the heart of the beautiful Norfolk countryside, Martham Mill has stood proudly for over 100 years overlooking the River Thurne.

Originally constructed as a windpump to help prevent the nearby marshlands from flooding, the mill was fully operational until the mid 1930's, and was converted into residential in the 1950's.

In more recent times, since 2020, the property has operated as a successful holiday let, having been sensitively renovated and refurbished to combine its beautiful original features with some more modern touches throughout.

The mill is set across 5 floors, with the kitchen and living room on the ground floor, bedrooms on the first and second floor, an empty room which is ready for refurbishment on the third floor, and the top floor has been recently renovated by specialist boat builders to provide stunning views of the surrounding countryside and rivers from the mill cap.

More recently, an adjoining, wooden-clad unit has been constructed on the ground floor to extend the property, with a brand new bathroom, hallway and utility area. This is also accessible via the kitchen/living room area.

The exterior is a beautiful space where guests can relax and enjoy the peace and quiet that only the Norfolk Broads can offer. To the rear of the property is an enclosed, wooden decking area with a picnic table, which also provides access to the more modern ground floor unit. There is also a grassy area next to the entrance of the mill which can be used as another seating area, with breath-taking views on to the river and marshlands.

In addition, the property boasts a private mooring to the front which is leasehold, which sits alongside a peaceful garden area where guests can sit and enjoy the beautiful river views. The neighbouring mooring could also be purchased subject to separate negotiation.

Guests can enjoy use of the boat throughout their stay, offering a truly unique experience to anyone looking to explore the Norfolk broads and its surrounding landscape.

The holiday let enjoys a high occupancy rate, however the current owner chooses to let only in the months of May to November. This presents a big opportunity for buyers who are looking to expand their portfolio and maximise its earning potential.

A one week stay is currently around £1400.00 per week in peak season, however this could be increased considerably once the additional bedroom has been refurbished. This could increase the occupancy capacity from 4 people up to 6.















RATES

Rateable Value

£1,625

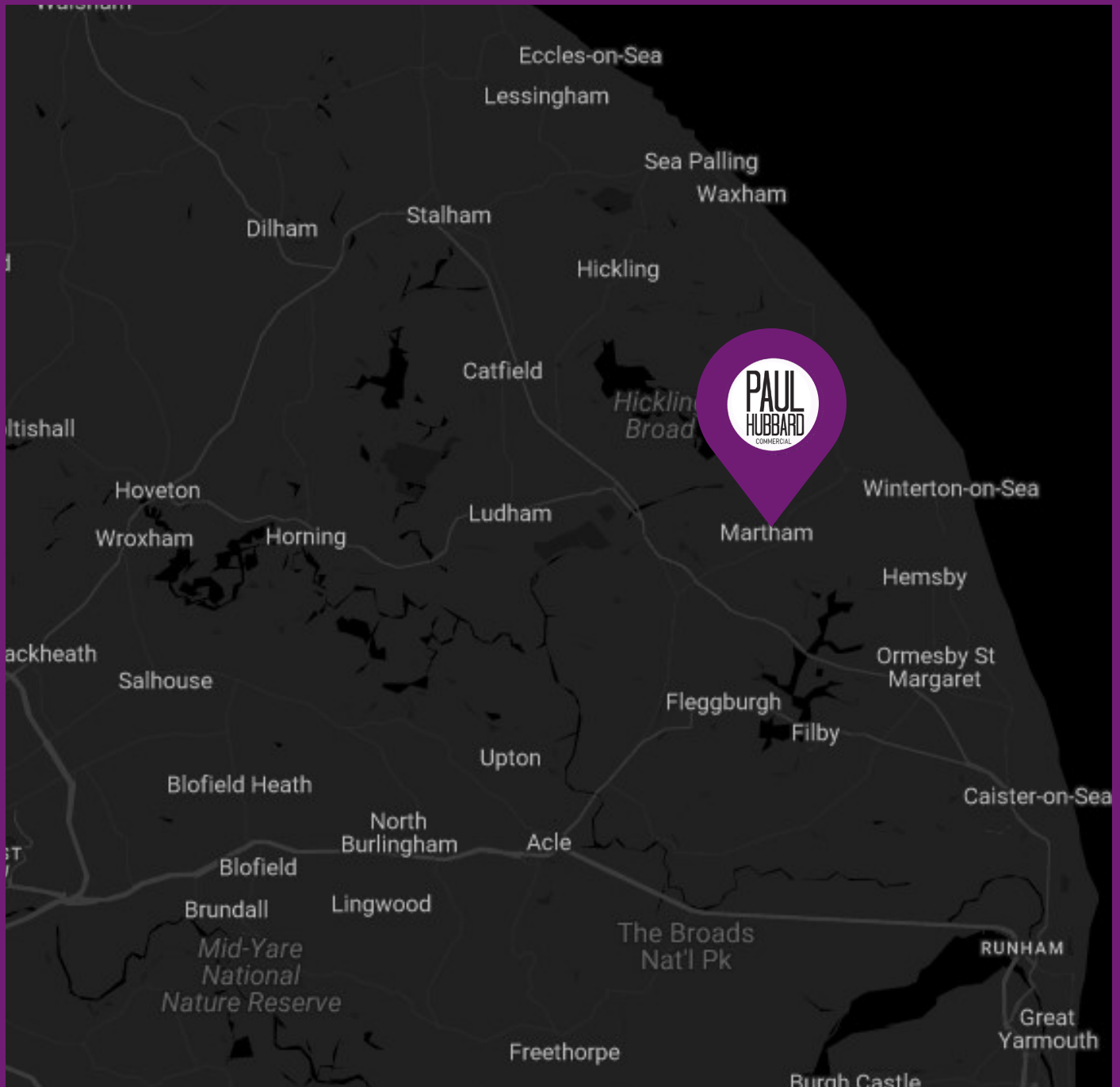


LOCATION



**Martham Mill
Riverside
Martham
NR29 4RG**

Martham is a charming and picturesque village nestled in the heart of Norfolk, just 19 miles northeast of Norwich, making it an ideal location for those seeking a tranquil lifestyle within easy reach of the city. Situated on the edge of the stunning Norfolk Broads, Martham offers residents direct access to some of the most beautiful waterways in the region, perfect for boating, fishing, and wildlife enthusiasts. The village is surrounded by unspoiled countryside and scenic landscapes, with numerous walking and cycling routes to explore. With its friendly community, local amenities, and the serene beauty of the Broads at your doorstep, Martham provides an idyllic rural retreat with all the benefits of nearby city access.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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