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Sutton Mill House, Mill Road, Sutton, Norfolk, NR12 9RZ

Sutton Mill House is an exceptional Grade II listed residence, steeped in history and offering a rare opportunity to acquire one of Norfolk's most distinctive homes. Nestled within the charming waterside hamlet of Sutton, this iconic property dates back to 1789, when it was originally constructed as the Miller's House serving the neighbouring Sutton Mill. Occupying a generous plot approaching half an acre, the property enjoys a truly unique setting, with the magnificent Grade II listed mill providing a striking and picturesque backdrop across the surrounding. Sympathetically restored and maintained Sutton Mill House beautifully combines the character and heritage of the original building with the comfort, style, and practicality expected of modern living. Every detail has been carefully considered to preserve the property's unique charm while creating an exceptional family home.

Sutton is a delightful North Norfolk village positioned close to the Norfolk Broads, offering a peaceful rural lifestyle with excellent access to countryside, waterways, and the stunning coastline. The village provides a range of local amenities including a public house, hotel, infant school, and garden centre, while further facilities can be found in nearby villages and towns.





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& HURRELL**

- DETACHED
- CLOSE TO LOCAL AMENITIES
- SIX BEDROOMS, SIX BATHROOMS

- PLOT APPROACHING HALF OF AN ACRE
- EXCEPTIONAL GRADE II LISTED RESIDENCE
- IMPRESSIVE PRESENTATION THROUGHOUT

- EASY ACCESS TO NORFOLK COASTLINE & BROADS
- OVER 4,000 SQ. FT OF VERSATILE ACCOMMODATION
- PRIVATE GARDENS, AMPLE OFF-ROAD PARKING & GARAGE

Approached via a sweeping gravel driveway, the property is privately screened from the road by mature hedging and established trees, creating a wonderful sense of arrival and seclusion. The driveway provides generous off-road parking and access to an integrated garage. The beautifully maintained grounds feature lawns bordered by mature planting, together with a private courtyard garden offering a secluded retreat for outdoor entertaining, relaxation, and enjoying the tranquil surroundings.

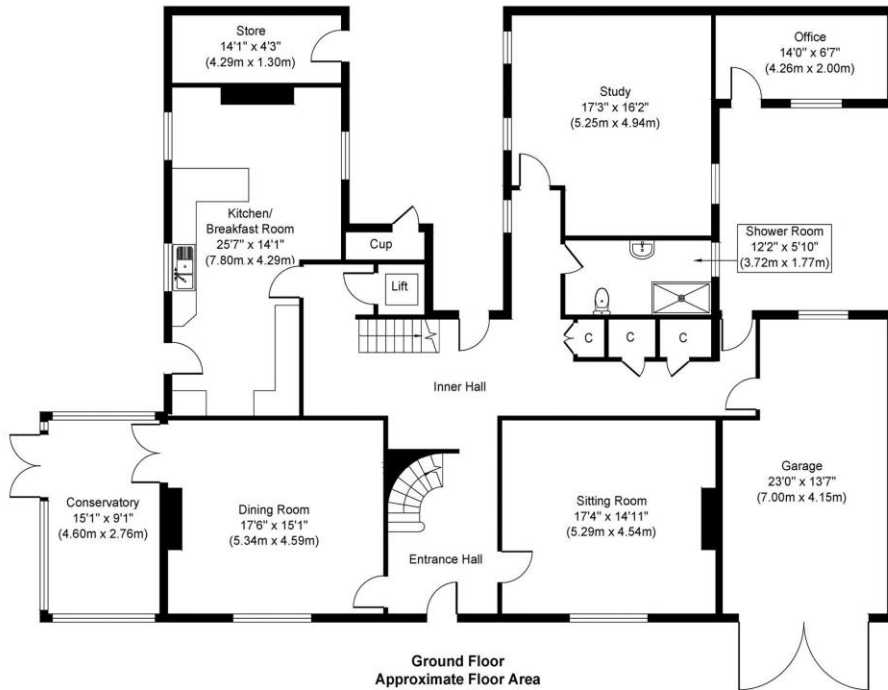
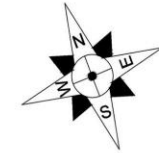
Arranged over three floors and extending to over 4,000 sq ft of accommodation, Sutton Mill House provides an impressive and versatile layout suited to a variety of lifestyles, including a substantial family residence, multi-generational living, or potential holiday accommodation (subject to any necessary permissions). The accommodation comprises four generous reception rooms, a well-appointed kitchen/breakfast room, ground floor shower room, and six bedrooms. Five bedrooms benefit from built-in storage, four have en-suite facilities, and there is a further family bathroom.

Combining architectural significance, spacious accommodation, and an enviable countryside setting, Sutton Mill House offers a truly unique opportunity. The property enjoys excellent access to local amenities, with nearby villages providing schools, independent shops, supermarkets, and transport links. The historic city of Norwich is also within easy reach, offering an extensive range of shopping, restaurants, cafés, cultural attractions, and mainline rail connections.

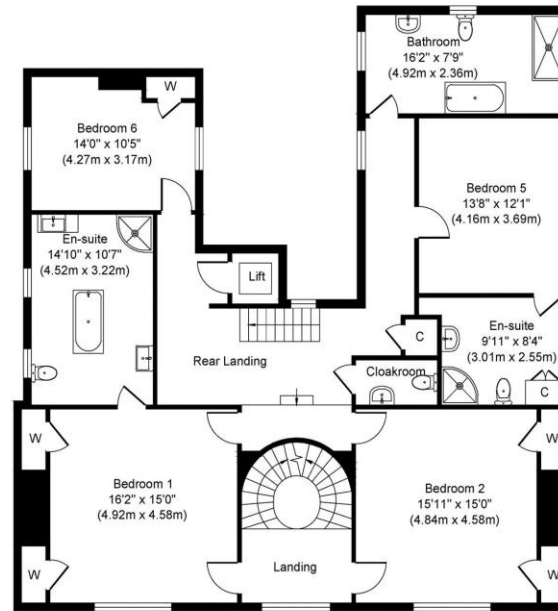




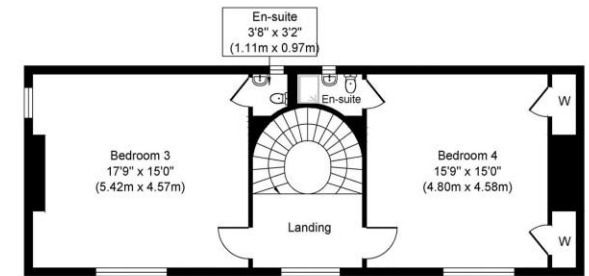
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Ground Floor
 Approximate Floor Area
 1955 sq. ft
 (181.66 sq. m)

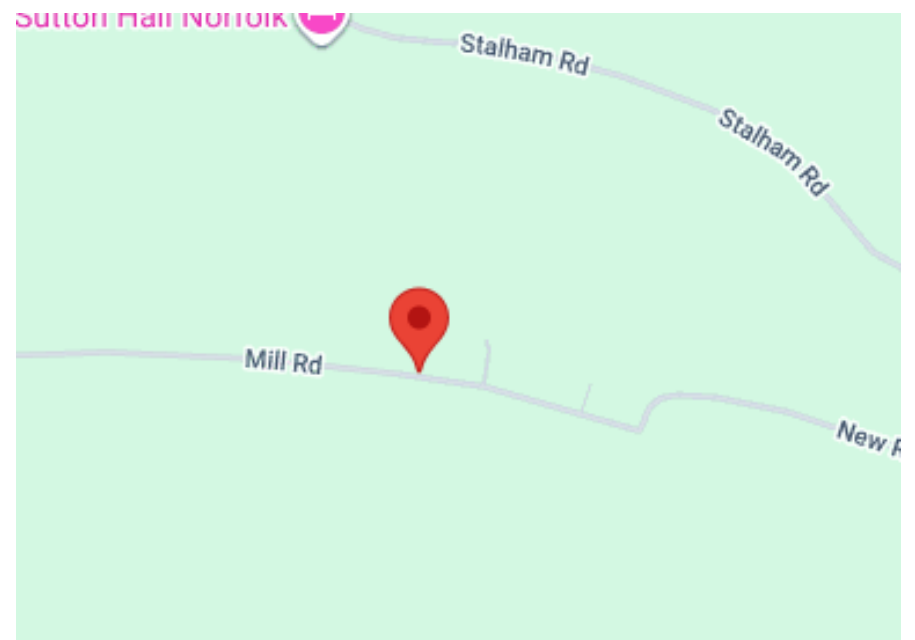


First Floor
 Approximate Floor Area
 1646 sq. ft
 (152.90 sq. m)



Second Floor
 Approximate Floor Area
 665 sq. ft
 (61.82 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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