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THE STORY OF
The Mill
Narborough, Norfolk

SOWERBYS



THE STORY OF

The Mill

Main Road, Narborough
Norfolk, PE32 1TE

Stunning Grade II Listed Watermill

Beautifully Converted and Restored

Approximately 6,000 sq. ft. (STMS) of
Accommodation over Three Floors

Magnificent 30 ft. (STMS) Sitting Room

Substantial Open Plan Kitchen and Dining Room

Flexible Five/Six Bedroom Layout

Dedicated Cinema Room, Sauna,
Gym, Studio and Home Office

Retained Mill Machinery and
Exposed Historic Features

Private Roof Terrace Overlooking
the Unique Setting

Immediate Access to Riverside Walks,
Countryside and West Norfolk Beaches

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The Mill is a striking and spacious Grade II listed former watermill, beautifully converted and restored to create a remarkable village home beside the River Nar.

Set over three floors and extending to approximately 6,000 sq. ft. (STMS), this is a property with real presence, character and individuality. From the moment you step inside, the scale of the building is immediately felt. Generous rooms, historic traits, exposed mill features and flexible living spaces combine to create a home that feels both impressive and highly individual.

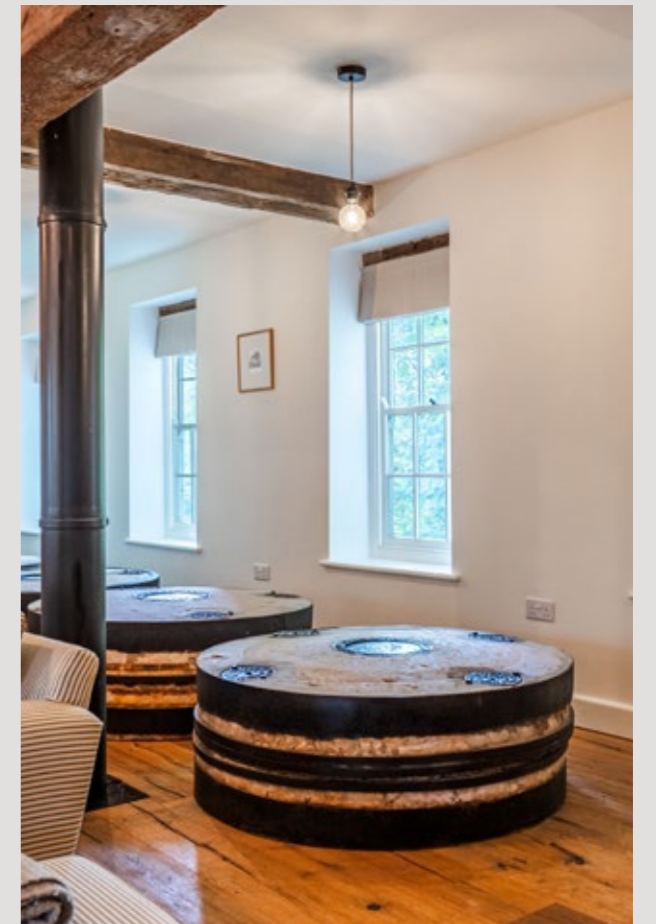
The ground floor has been thoughtfully arranged, with a substantial kitchen and dining room forming the natural heart of the home. There is excellent ancillary space too, including a utility room, cloakroom, studio and gym, while retained mill machinery offers a rare and evocative reminder of the building's working past which gives the house its unmistakable identity.

On the first floor, the accommodation opens into a magnificent sitting room, measuring over 30 ft. (STMS) in length, where the proportions of the building can be fully appreciated. Also on this level is an office, a bathroom with sauna, a bedroom and a dedicated cinema room, which could also serve as an additional bedroom if required.





The home is striking and spacious.





The second floor provides a selection of four further bedrooms, including a show-stopping principal suite. A roof terrace adds another unexpected and highly appealing dimension as a private place to step outside, enjoy the surroundings and take in the atmosphere of this unique setting.

For the current owners, what they have loved most is simple: the feeling of the building, the space and the convenience. Their favourite places within the home are the sauna and dedicated cinema, both of which speak to the lifestyle The Mill offers.

Outside, the setting is closely tied to the landscape and history of Narborough. Walks in either direction along the River Nar are a particular joy, offering immediate access to countryside. The village itself has continued to evolve over recent years, while still retaining the charm and character that make this part of Norfolk so special. From here, King's Lynn, the wider west Norfolk countryside and the county's much-loved beaches are all within easy reach.

The Mill is not simply a large home; it is a rare piece of Norfolk history, reimagined for modern living. With its flexible layout, memorable features and riverside village setting, it offers an exceptional opportunity for those seeking a home with scale, soul and a story to tell.

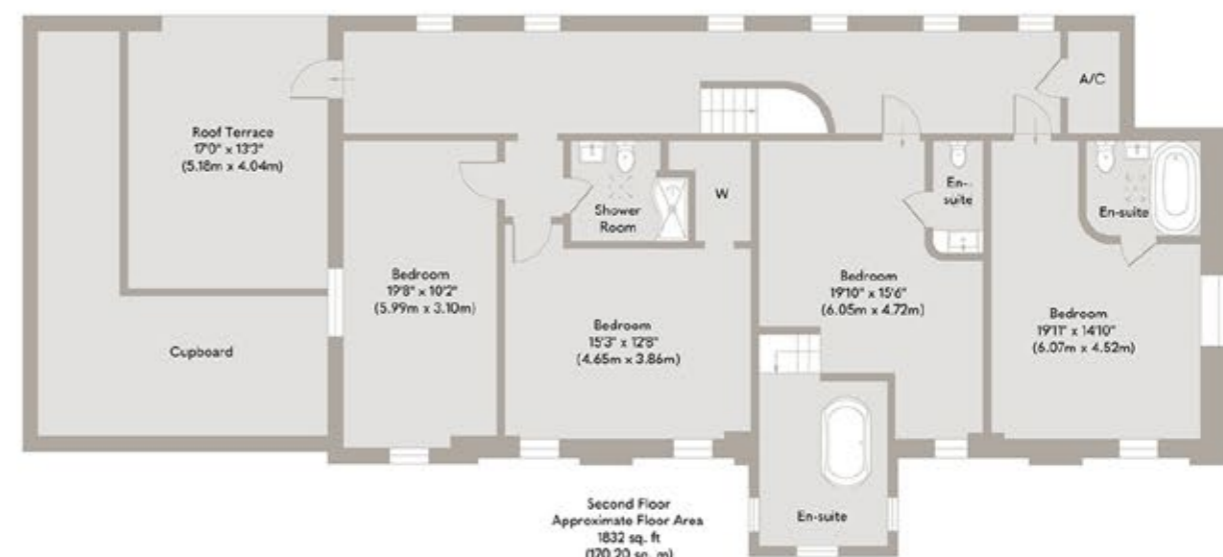


We've particularly enjoyed the walks in both directions along the River Nar.

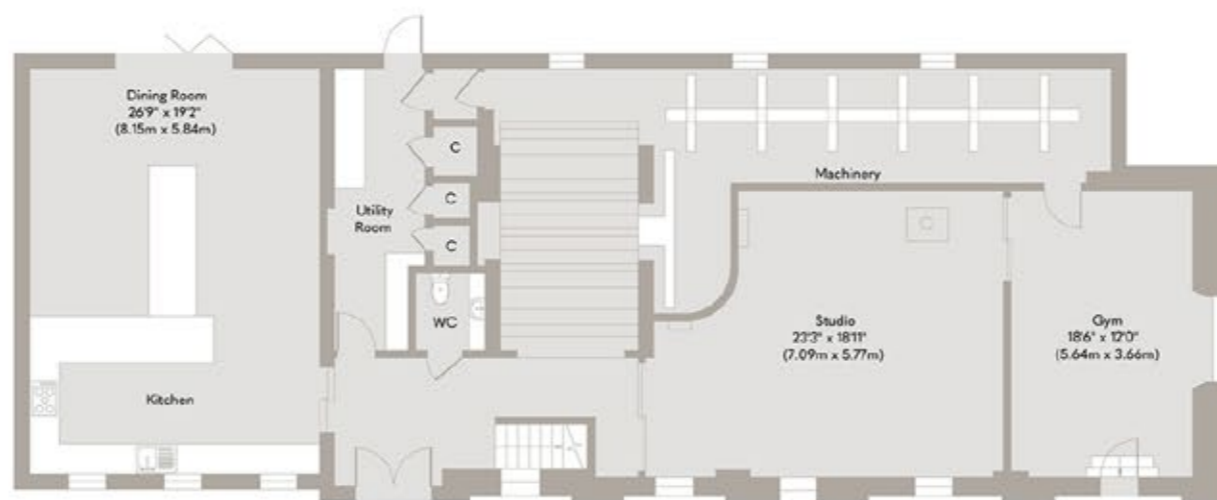




First Floor
Approximate Floor Area
2071 sq. ft
(192.40 sq. m)



Second Floor
Approximate Floor Area
1832 sq. ft
(170.20 sq. m)



Ground Floor
Approximate Floor Area
2071 sq. ft
(192.40 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. 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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Narborough

A HISTORIC VILLAGE WITH A CLOSE-KNIT COMMUNITY

A peaceful village located in the heart of the picturesque Norfolk countryside. With its rich history, natural beauty, and a strong sense of community, Narborough is a wonderful place to call home or visit.

Nature lovers will be captivated by Narborough's stunning surroundings. The village is surrounded by lush fields, meadows, and woodlands, making it an ideal destination for those who enjoy outdoor activities such as hiking, cycling, and bird-watching. The River Nar, which meanders through the area, adds to the village's natural allure.

Narborough is renowned for its close-knit community, where neighbours often come together for various events and activities. Despite its tranquil setting, Narborough is conveniently located near major transportation routes, making it easy to access nearby towns and cities. The market towns of King's Lynn and Swaffham are just a short drive away, offering a range of shopping, dining, and cultural experiences.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.



Note from the Vendor



"We've loved the feeling of the building, space and convenience."



SERVICES CONNECTED

Mains water and electricity. Heating via electric thermostatically controlled radiators and multiple log burning stoves. Drainage via private treatment plant.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

F. Ref:- 6200-0910-0722-7621-3563.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///couple.mimes.motivator

AGENT'S NOTE

Access rights are granted to the neighbouring Trout lakes to control the sluice gates.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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