



The Old Mill
Boughton Road | Stoke Ferry | Norfolk | PE33 9ST

MILL WITH A VIEW



This extraordinary Grade II listed tower mill rises seven storeys above the friendly West Norfolk village of Stoke Ferry.
Joined to a beamed former steam mill and granary,
and crowned by a glazed observation room with 360-degree views over the surrounding countryside.



KEY FEATURES

- A Spectacular Grade II Listed Victorian Tower Mill situated in Stoke Ferry
- Seven Bedrooms with Four En-Suite Bath/Shower Rooms
- Seven Storeys Rising to Glazed Observation Room
- Original Milling Machinery Preserved within the Tower
- Circular Mill Dining Room Beneath Glass Walkway
- Open Plan Kitchen/Breakfast Room and Dining Room
- Beamed Living Room and Snug with Wood-Burning Stove
- Heated Outdoor Swimming Pool and Entertaining Terrace
- Detached Double Garage and Games Barn
- Highly Successful Holiday Let Since 2007
- The Accommodation extends to approximately 4,487 sq.ft.
- No EPC Required

Few opportunities exist to own such a striking piece of Norfolk's milling heritage, sensitively adapted for modern living and ready to enjoy from day one. With seven bedrooms, superb entertaining space, a heated pool and a proven record as a holiday let since 2007, the mill presents an exceptional opportunity as a spectacular family home, a thriving letting business or both.

Two Centuries In The Making

"We were captivated by the sheer uniqueness of The Old Mill and have been proud to call it ours since 2005," the owners said when asked what first drew them to the property. A windmill has stood on this site since at least the late eighteenth century, appearing on Faden's map of Norfolk in 1797 and again on Bryant's map of 1826. The present tower was constructed in the 1860s by William Pollard, first as five storeys of red brick, and around 1900 two further storeys of buff brick were added, following the same gentle taper to give the mill its distinctive conical silhouette. "It is one of the tallest mills in the country and has been a landmark here for generations," the owners noted. The eminent mill historian Rex Wailes described its ogee cap as the largest he had ever seen, and the last miller, Ted Sharp, worked the mill by wind until the mid-1920s before turning to steam power in the building to the rear. In 1980 the tower was rescued and converted into the Tower Mill Restaurant, which opened in 1982. A two-storey extension linked it to the former steam mill and granary, and the lost cap was replaced by a polygonal glazed observation room. Listed Grade II in 1985, the mill later became a private home and has been run by the current owners as a celebrated holiday let since 2007.

The Grand Tour

The entrance hall sits at the heart of the ground floor, with a staircase rising to the first floor and the principal living spaces opening off it. To one side lies the dining room, with wide oak boards and a long table for a large gathering, flowing into the kitchen/breakfast room.





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Here, sleek stainless-steel units, black worktops, a range cooker and a substantial oak island are set against crisp white walls, with open shelving and a door straight out to the garden. "The large open plan kitchen and dining area is one of our favourite spaces, the place where everyone comes together," the owners commented. A boot room, a second staircase and a ground floor bedroom with its own en suite complete this wing, the bedroom ideal for anyone who prefers to stay on one level.

On the other side of the hall, the snug and the living room are rich in character, with heavy exposed beams, broad timber floorboards, sumptuous velvet sofas and a cast-iron wood-burning stove within an ornate fireplace surround. From the snug, a lobby with a cloakroom/WC and storage leads on to the circular dining room at the base of the tower, with a flagstone floor, exposed brick walls and stable doors opening to the garden on either side.

Upstairs, six further bedrooms are arranged off the hallway and landing, including a principal suite with en suite and dressing room, two more en suite bedrooms and a well-appointed family bathroom. From here, a glass walkway crosses the first floor of the tower, with a spiral staircase climbing on through the upper floors, past the preserved machinery, to the observation room at the very top.

Improvements & Refinements

Since acquiring the mill, the owners have undertaken a major programme of work. "Over two years we carried out extensive renovations, thoroughly updating the mill to very high standards throughout," the owners explained. A complete refurbishment followed in 2024, and the result is a beautifully presented home in which the historic structure is matched by a contemporary kitchen, stylish bathrooms and well-considered finishes.

Wow Factor Assured

What sets this home apart is the way in which nineteenth-century engineering and twenty-first-century living sit side by side. Exposed brick, massive timbers and the mill's surviving gearing provide a constant reminder of the building's working past, while glass, steel and bold colour give the interiors a fresh, confident energy. The scale is generous throughout, with room for up to 15 guests, and the flow between kitchen, dining room, living spaces and garden makes entertaining effortless. "New owners will enjoy the unique experience of owning a mill, with all of its history and character but with every up-to-date facility," the owners reflected. Above all, there is the tower itself, a landmark that gives every day here an unequalled sense of occasion.





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Favourite Spaces

Two spaces stand out in particular. “We love the ground floor of the tower with its circular dining table, and then there are the 70 steps to the top floor, where the observatory gives you 360 degrees of beautiful Norfolk countryside,” the owners added. Dinner in the tower is an event in itself, with candlelight on the brickwork and the glass walkway overhead revealing the great timbers and wheels of the mill’s workings. The climb that follows is unforgettable, the spiral staircase winding past preserved machinery and deep-set windows before emerging into the glazed observation room, where fields, woodland and villages stretch away in every direction. When asked what they will miss most, the owners replied that it would be sharing the mill with others, having welcomed holiday guests for almost two decades and seen every one of them fall in love with it.

The Grounds

The mill is approached over a wide gravelled courtyard, and the shingled drive provides ample parking for a number of vehicles. Beyond the house, a broad paved terrace with an outdoor dining area and barbecue overlooks the swimming pool, flanked by sun loungers, with a level lawn stretching away to a backdrop of silver birch and mature trees. “The mill has a detached double garage and a fully heated swimming pool, which our guests enjoy from spring right through to autumn,” the owners remarked. A games barn adds further scope for entertaining, while established planting along the boundaries softens the setting.

































INFORMATION



On The Doorstep

Stoke Ferry sits beside the River Wissey on the edge of the Fens, a village with Domesday roots and a strong community spirit. Its Blue Bell pub, saved and reopened by villagers, was named CAMRA West Norfolk Pub of the Year for 2026. "There is a pretty community pub less than five minutes' walk from the mill, and with Downham Market around 6 miles away there is easy access to trains, supermarkets, restaurants and schools," the owners said. The village also has a corner shop, takeaways, the long-established Thomas B. Bonnett blacksmith's shop and All Saints Academy primary school, with secondary education at Iceni Academy in nearby Methwold. The National Trust's moated Oxburgh Hall lies around 3 miles away, while Gooderstone Water Gardens, Thetford Forest and riverside walks along the Wissey offer plenty to explore, with golf at Denver and Swaffham.

How Far Is It To?

Downham Market lies approximately 6.9 miles to the north-west, around 12 minutes by car, and its mainline station offers direct services to King's Lynn, Ely, Cambridge and London King's Cross. King's Lynn is approximately 14.4 miles to the north, a drive of around 28 minutes, while the market town of Swaffham is roughly 10 miles distant and Thetford around 17 miles. The cathedral city of Ely is around 37 minutes by car and Cambridge approximately 49 miles to the south. Norwich, named overall winner in the Sunday Times Best Places to Live 2026, is roughly 45 miles to the east, around 1 hour 10 minutes by car, and is also home to Norwich International Airport. Hunstanton and the north Norfolk coast at Brancaster and Burnham Market can be reached in around 50 minutes to an hour. The A134 passes close by, giving ready access to the A10, A47 and A11.

Directions

From King's Lynn, head south on the A10 towards Downham Market. At the Tottenham roundabout, take the first exit onto the A134 signposted to Thetford and continue through Stradsett towards Stoke Ferry. Around 0.7 miles after passing through Wereham, leave the A134 with a right turn into Lynn Road and then turn left onto Boughton Road. The mill will be found on the right-hand side, as identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
ADSL Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Borough Council of King's Lynn and West Norfolk- currently on Business Rates
Freehold

Floor plan of the first floor showing the following rooms and dimensions:

- LIVING ROOM: 18'1" x 13'11" (5.52m x 4.26m)
- KITCHEN/BREAKFAST ROOM: 12'2" x 12'0" (3.69m x 3.66m)
- DINING ROOM: 24'10" x 14'11" (7.56m x 4.54m)
- SNUG: 25'2" x 13'11" (7.67m x 4.23m)
- BATHROOM: 10'0" x 7'0" (3.05m x 2.13m)
- WC
- LOBBY
- DINING ROOM (Circular): 18'6" x 18'6" (5.65m x 5.65m)
- BOOT ROOM
- TERRACE

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