



THE STORY OF

Union Mills

Burnham Overy Town, Norfolk

SOWERBYS



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Burnham Overy Town, Norfolk
PE31 8DX

Grade II Listed Property

Kitchen Family Room

Dining Room

First Floor Sitting Room with Balcony

Principal Bedroom and Bathroom

Two Further Double Bedrooms

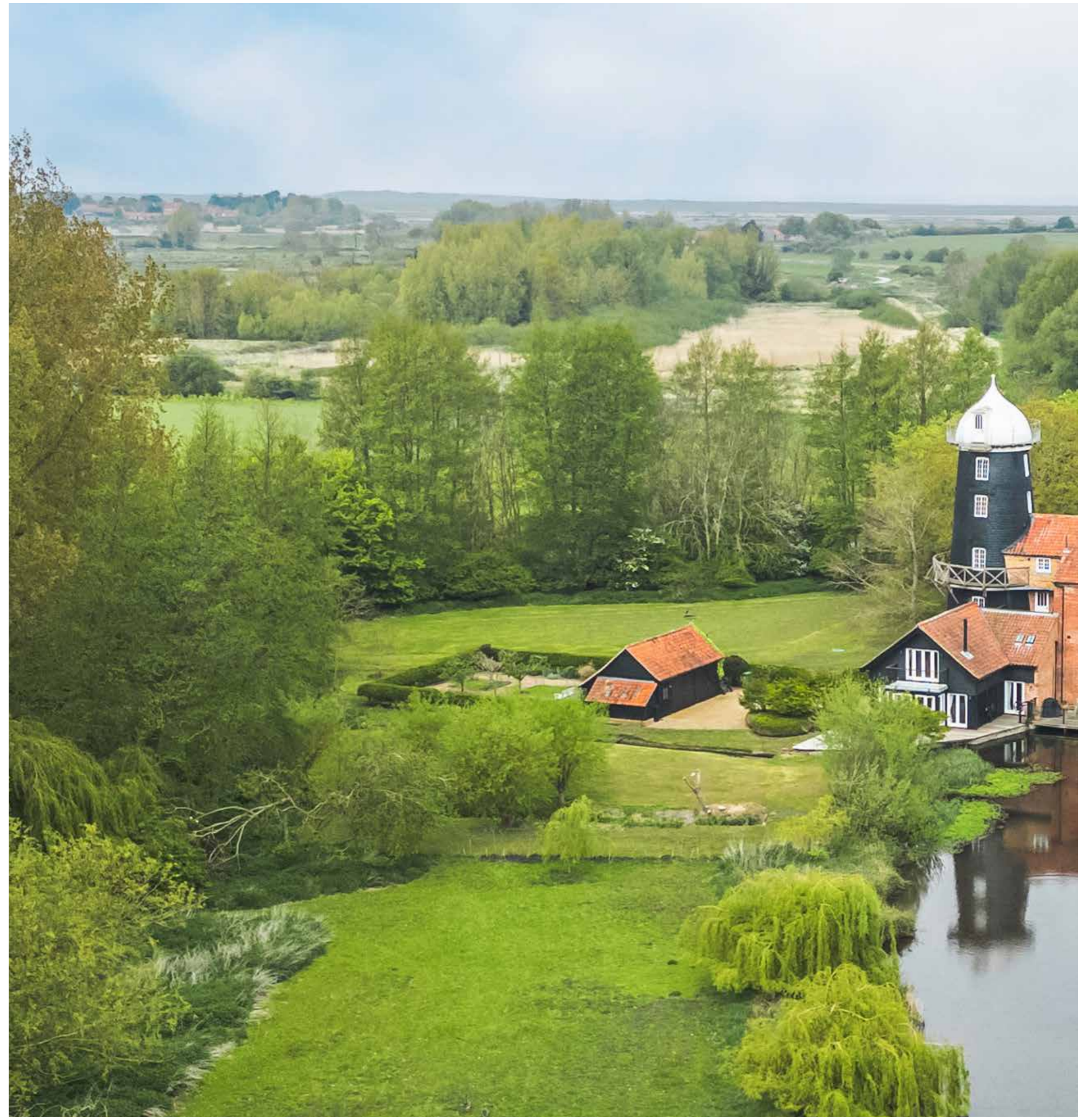
Two Further Bathrooms

Fixed Ladder Access to Three Further Floors
and the Capstan Balcony with Views to the Sea

Double Garage with Workshop and Storage Above

Formal and Informal Gardens in
Approx 1.74 Acres (STMS)

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Discreetly accessed along a private, tree-lined driveway, just a short walk from the vibrant centre of Burnham Market, Union Mills offers a rare opportunity to own a truly distinctive lifestyle home, steeped in history and set within an exceptional riverside setting on a rare chalk stream, known for its clear waters and abundant wildlife.

Dating back to 1737, this remarkable mill is one of only two in Norfolk uniquely designed to harness both water and wind power from the same site. Originally built to five storeys, with a sixth later added, it evolved alongside the demands of its time. By 1825, its sails featured copper vanes, now lost, though their timbers have been repurposed during the conversion, creating a striking residential tower.

Today, the property has been meticulously restored and extended to create a spacious home of approximately 3,350 sq. ft, maintained to a high standard and ready to move straight into. A stunning ground-floor kitchen/living space overlooks the mill pond and water meadows.

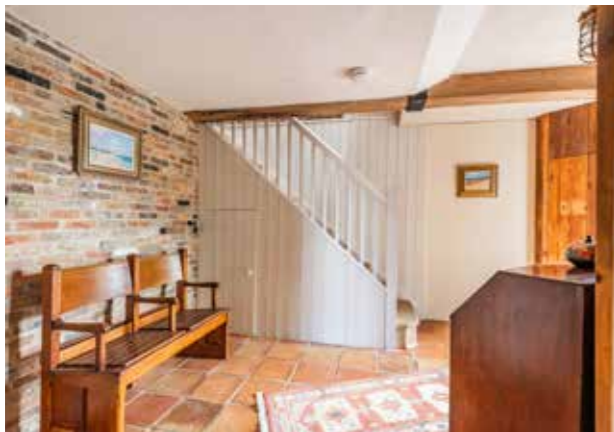
The first-floor sitting room enjoys uninterrupted southerly views over the mill pond and is filled with natural light. This level also includes the principal bedroom and a bathroom.

There are two further double bedrooms with their own bathrooms, both with adjacent balconies offering views over the garden, mill pond, and surrounding countryside. Above, a circular balcony and capstan walkway deliver breathtaking, near 360-degree views, with glimpses of the sea.

Its story is woven throughout, from stone tablets installed in 1814 marking the end of the Napoleonic Wars, to a pencilled inscription in the rafters - "French fleet seen 1798". Once a working mill, later a barn, it has been transformed into a home of rare character.



The property is iconic, with beautiful views and a very peaceful setting. Its known for being a local landmark property.

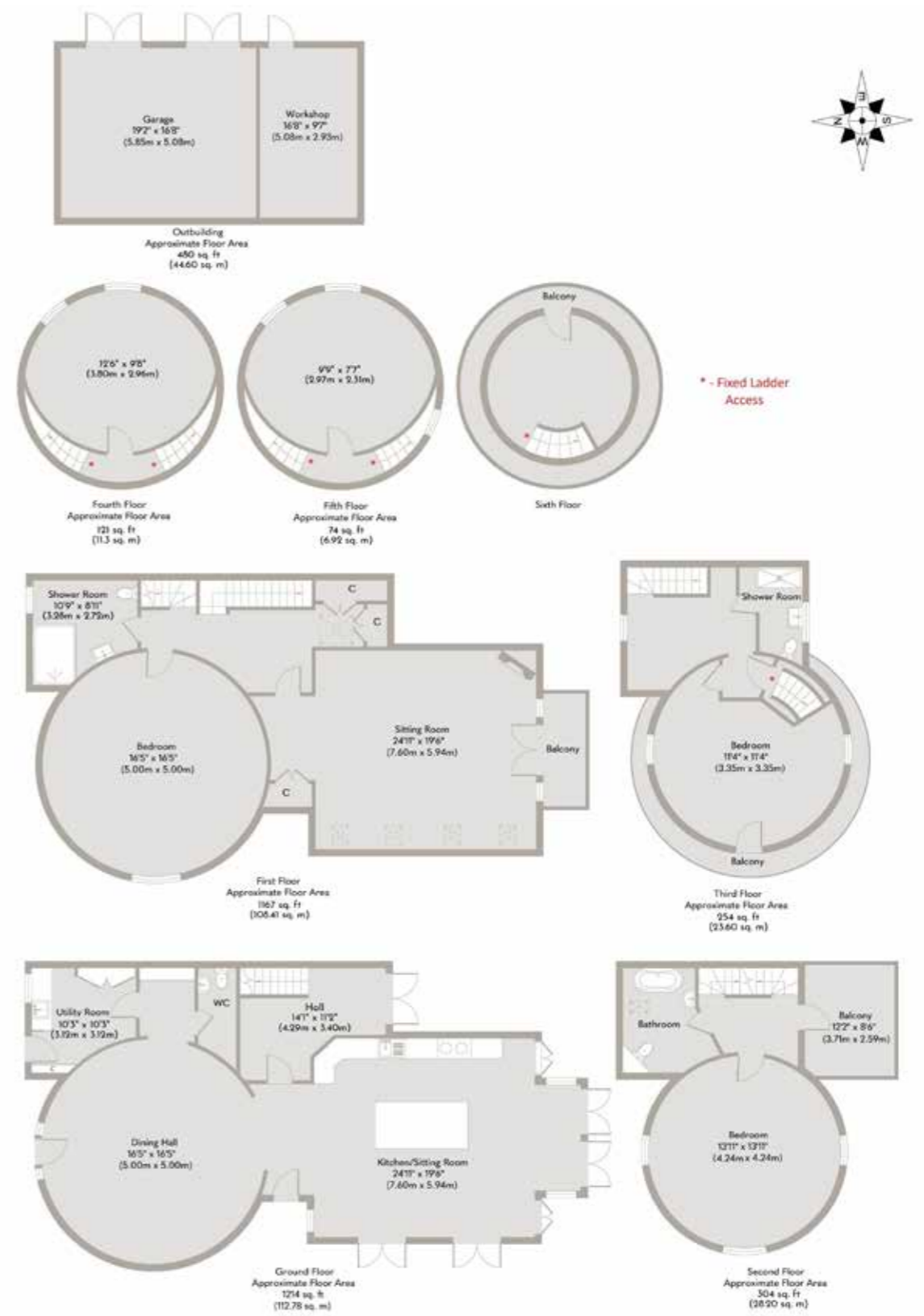






Since retiring, moving here has meant weeks of happy days wandering around North Norfolk.





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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Burnham Overy Town

A HISTORIC RIVERSIDE VILLAGE
NEAR BURNHAM MARKET



Burnham Overy Town is between Burnham Market, half a mile to the west, and Holkham, three miles to the east, Burnham Thorpe, the birthplace of Nelson, is a mile to the southeast. King's Lynn is 20 miles away with mainline access to Cambridge and London and Norwich is 30 miles away with its international gateway via Schiphol.

Historically Burnham Overy had been the port for the surrounding villages of the Burnhams. Both Overy Town and Overy Staithe lie on the River Burn, and until the end of the Middle Ages trading ships were able to reach the village of Burnham Overy Town. Whenever a ship arrived a gong would be sounded at the top of Gong Lane, to alert the farm workers to unload the incoming goods. Perhaps the town's most famous resident was Richard Woodget. He first went to sea in coasters plying the waters off the east coast of England. In 1885 he was appointed captain of the Cutty Sark. He made several record breaking journeys between the UK and Australia.

The village has a fine church originally built in the 13th century. There are no shops but Burnham Market is on the doorstep.



Note from the Vendor



“We love the views, the unique history of the property, and the peaceful setting - close to Burnham Market, yet away from the bustle.”



SERVICES CONNECTED

Mains water, electricity and drainage. LPG heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///uplifting.tones.hiking

AGENT'S NOTE

Union Mills, in conjunction with other owners at Mill Farm, jointly owns a further 4.75 acres of amenity land, comprising water meadows and woodland with frontage to the River Burn. This provides a delightful escape to enjoy abundant native wildlife, as well as opportunities to walk, picnic, or fish. A nominal charge is levied by a management company for the upkeep of the shared land, situated to the east of Mill Farm.

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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