

Mill Cottage
Hempton Road | Fakenham | Norfolk | NR21 7LA

FINE & COUNTRY

COTTAGE BY THE MILL



This charming two-bedroom period cottage forms part of a historic former watermill, just moments from the heart of Fakenham, where the River Wensum runs a few steps away. A glazed garden room, added by the present owners, makes the most of the view.



KEY FEATURES

- A Charming Period Cottage in Possibly One of the Prettiest Locations in Fakenham
- Set Within Historic Old Mill Grounds with Lovely River Wensum Views
- Sympathetically Renovated and Restored Throughout
- Open Plan Kitchen and Living Room with Log Burner
- Recently Added Conservatory with Underfloor Heating
- Two Bedrooms and Family Bathroom
- Private Terrace with Communal Riverside Gardens
- Allocated Parking Space
- Minutes' Walk from Fakenham Market Place
- The Accommodation extends to 838 sq.ft
- Energy Rating: C

A unique riverside position with the town centre on the doorstep. This is a compelling opportunity to acquire a beautifully restored period home within the grounds of a historic watermill.

A Rich History

"The cottage has great character and has been beautifully restored," the owners said when asked what first drew them to the property, "exactly the right balance between quality, contemporary comfort and the atmosphere of a traditional cottage." Mill Cottage stands within the grounds of the Old Mill, where records show a mill by around 1620. The present building was rebuilt in about 1720 and became an important part of the town's milling industry, the Wensum itself straightened in the late eighteenth century to give the wheel a greater head of water. Milling ceased in 1980, and conversion of the buildings to housing followed. The cottage as it stands today owes its character to a later restoration, carried out to an exceptional standard by a highly acclaimed local developer. "One of the things that makes Mill Cottage so special is its connection with the historic Fakenham watermill and the River Wensum," the owners said. Three mills along this stretch, at Sculthorpe, Hempton and Fakenham, drew on the same water, their millers using smoke signals to warn one another when releasing it. "It is wonderful to think of all the activity that once surrounded the buildings and river," they added. "There is something rather special about living somewhere with such a long history, knowing that the water flowing past your windows has been part of the story of this place for centuries."

Inside The Cottage

An arched porch canopy shelters the front door, and the cottage opens as one generous, welcoming space. The open plan kitchen and living room runs to some 27 feet, laid throughout with pale tumbled stone flooring. A contemporary log burner stands on a raised hearth, with a window set deep in the wall beside it, its stone sill wide enough for plants. The kitchen at the far end has shaker cabinetry in a soft dove grey beneath solid oak worktops, a curved oak breakfast bar seating two and integrated appliances including a dishwasher, fridge freezer and oven, with a gas hob and extractor. "The design of the cottage works exceptionally well, creating a wonderfully sociable space where you can cook, relax and spend time together," the owners said.







KEY FEATURES

Glazed doors lead through to the conservatory, almost 20 feet long and glazed on three sides and overhead, with French doors to the terrace and a pale herringbone floor warmed by underfloor heating. Stairs rise from beside the entrance to a landing providing access to the two bedrooms and the family bathroom. The principal bedroom, accommodates a double bed, wardrobe and a desk beneath the window with ease, while the second, is arranged with twin beds, whilst the bathroom has a bath and shower.

Improvements & Refinements

The cottage had already been sympathetically renovated when the present owners bought it in 2023, and their contribution has been a transformative addition. “Since owning Mill Cottage we have added the conservatory overlooking the river.” It was fitted from the outset with underfloor heating. “This heating means it is a room we can enjoy throughout the year.” The conservatory is, without question, the room the owners love best. “It has transformed how we enjoy the cottage and is a wonderful place to sit at any time of year,” they said. “With the windows open, you can hear the water cascading beneath the old mill. It is an incredibly peaceful and relaxing sound, and one that never loses its magic,” they explained. “Equally, the conservatory is lovely in the evening when entertaining friends, particularly on a summer’s evening with the windows open,” they added.

Peace & Seclusion

“For us, it is the extraordinary contrast between the convenience of the location and the feeling of peace and seclusion,” the owners said. “You are so close to the centre of Fakenham, yet sitting in the conservatory looking out towards the river, you could easily imagine being somewhere much more remote.” There is a lovely rhythm to life at the cottage, they continued, the summer given over to open windows, light and wildlife. It is not simply a cottage with a river view, they added, but a home that makes you appreciate the simple things: a peaceful morning, a beautiful view and time spent with family and friends.

The Outside

The cottage has its own paved terrace outside the front door and the conservatory, raised on a brick retaining wall and enclosed by estate railings, with steps down to the communal lawn. Shared with the other homes within the Old Mill grounds, the garden runs alongside the cottage and is framed by mature trees, with the river and woodland beyond. “The terrace provides a lovely place to sit outside, enjoy a morning coffee or spend a summer evening with a glass of wine,” the owners said. “The greenery and river create a wonderful natural backdrop, and watching the changing seasons is one of the pleasures of the property. “Seeing the roe deer wandering along the riverbank is always a special moment. Even after all this time, we still stop whatever we are doing to watch them,” they remarked. “The combination of the water, mature trees, wildlife and peaceful setting makes the outside space feel like a little escape from the rest of the world.” A separate parking area provides an allocated space for one vehicle.




















Mill
Cottage







INFORMATION



On The Doorstep

Fakenham is a lovely traditional Norfolk market town, with a real sense of history and community. The charter market has been part of town life since 1250 and still takes over the Market Place each week. The town itself offers a good range of independent shops, cafés and restaurants alongside supermarkets, banks and healthcare, with a four screen cinema close by. The Gallow, Fakenham Sports Centre, stands on Hempton Road itself, home to indoor bowls along with golf, tennis, squash, bridge and archery clubs, while the Fakenham Sports and Fitness Centre is being rebuilt as the Fakenham Leisure and Sports Hub, bringing a four lane 25 metre swimming pool shortly due for completion. Pensthorpe Natural Park, Fakenham Racecourse and the Thursford Collection are all within easy reach, and Fakenham Junior School and Fakenham Academy, which runs to sixth form, are located within walking distance.

How Far Is It To?

The Market Place at the centre of Fakenham lies less than half a mile away, a short stroll of only a few minutes. The north Norfolk coast at Wells-next-the-Sea is around 10 miles to the north, with Holkham and Blakeney a little beyond, while the Royal Estate at Sandringham is about 18 miles to the west. The cathedral city of Norwich is about 26 miles to the south-east and around 48 minutes by road, and King's Lynn is approximately 24 miles to the west and around 40 minutes by car. Both have mainline railway stations, with direct services from Norwich to London Liverpool Street and from King's Lynn to Cambridge and London King's Cross. The A148, which links Fakenham with King's Lynn and Cromer, and the A1067 towards Norwich are both readily accessible from the town.

Directions

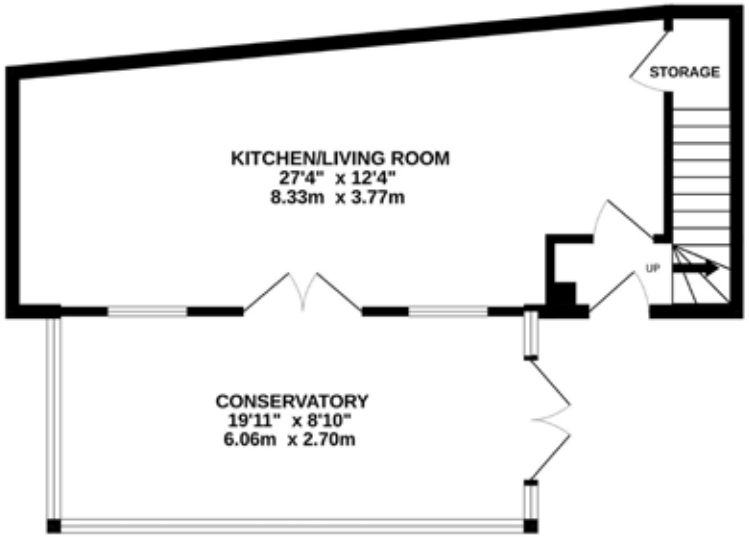
From Fine & Country's premises in Bridge Street, follow the road south and, at the roundabout, take the second exit into Hempton Road. Just past the bridge and opposite Fakenham Tyres take a right turn into the lane running alongside Wensum Lodge Hotel. This leads to the allocated car parking for the property, and Mill Cottage is located beyond this, as identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

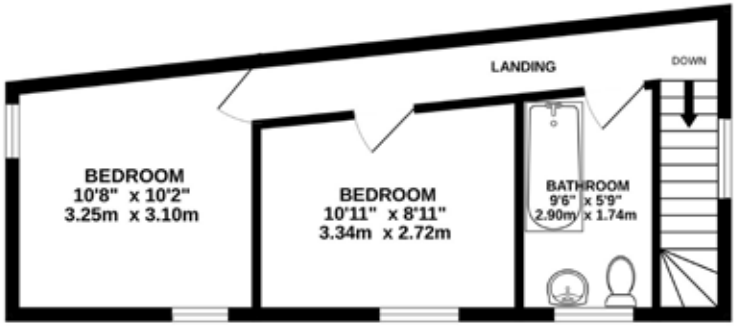
Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council – Council Tax Band C
Freehold

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GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.

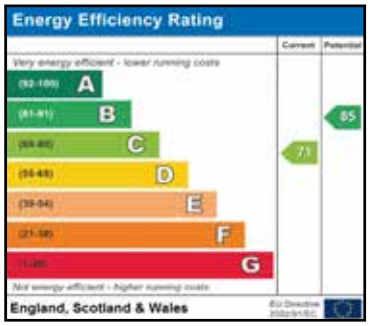


1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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