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

Sutton Windmill is a truly exceptional Grade II Listed tower mill, recognised for its special architectural and historic interest and forming an important part of England's heritage. Believed to be one of the tallest windmills in the country, this magnificent nine-storey structure dates from 1789 and occupies an elevated position, commanding far-reaching views across the surrounding countryside towards the coast. Originally built for milling corn for animal feed, the mill remained in operation until a lightning strike in 1940 brought its working life to an end. Following restoration, it was transformed into a museum celebrating the building's remarkable history and architectural significance. The museum closed in 2008, after which the windmill remained vacant for a decade before being acquired by its current owners.

Sympathetically and meticulously renovated, Sutton Windmill now represents a remarkable fusion of historic character and contemporary living. The building's distinctive form, historic fabric and original features have been carefully preserved, while modern comforts, style and practicality have been seamlessly incorporated to create an extraordinary home. The property also benefits from a separate three-bedroom holiday let, offering excellent flexibility and potential for additional income, subject to any necessary consents. Sutton is a delightful North Norfolk village, peacefully positioned close to the Norfolk Broads and within easy reach of the coast. Surrounded by beautiful countryside and waterways, it offers an enviable rural lifestyle while remaining conveniently placed for a range of amenities. The village itself has a public house, hotel, infant school and garden centre, with further facilities available in the neighbouring villages and market towns.

Sutton Windmill is approached via a sweeping gravel driveway, screened from the road by mature hedging and established trees, creating an impressive sense of arrival and privacy. The driveway provides extensive off-road parking together with access to a garage and workshop. The beautifully maintained grounds are predominantly laid to lawn, complemented by mature trees, established borders and extensive planting. A paved terrace provides an ideal setting for alfresco dining and entertaining, while the surrounding gardens create a peaceful outdoor retreat from which to appreciate the exceptional setting.





- PLOT OF OVER 1 ¼ ACRES
- CLOSE TO LOCAL AMENITIES
- DETACHED FORMER WINDMILL

- EIGHT BEDROOMS, SIX BATHROOMS
- GOOD PRESENTATION THROUGHOUT
- EXCEPTIONAL GRADE II LISTED RESIDENCE

- EASY ACCESS TO NORFOLK COASTLINE & BROAD
- OVER 9,600 FT OF VERSATILE ACCOMMODATION
- PRIVATE GARDENS, AMPLE OFF-ROAD PARKING & GARAGE

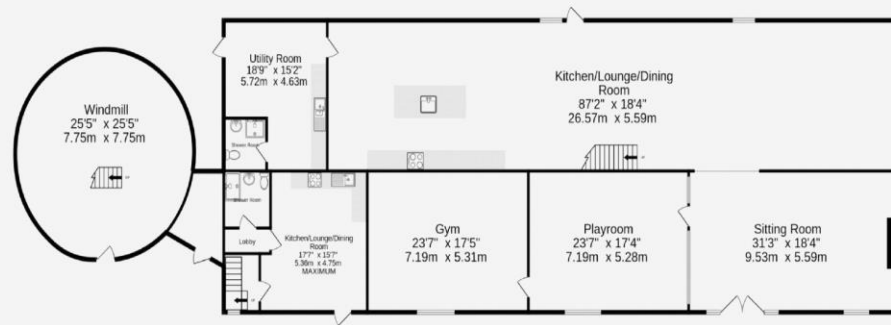
Arranged over three principal floors and extending to more than 9,600 sq ft, Sutton Windmill offers an exceptional degree of space and versatility. The accommodation could readily lend itself to a substantial family residence, multi-generational living or a combination of residential and holiday accommodation, subject to any necessary permissions.

The ground floor provides an impressive series of reception spaces, centred around a magnificent open-plan kitchen, dining and sitting room, creating a superb social hub for family life and entertaining. A separate utility room and shower room add practicality.

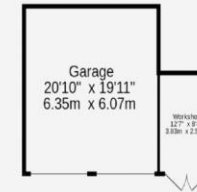
One of the property's most extraordinary features is the series of windmill stairs which extend through all nine levels of the tower and provide access between the floors while framing spectacular views across the surrounding landscape. The first floor comprises three generous bedrooms, each with its own en-suite, while the second floor provides a further five bedrooms. The principal bedroom enjoys its own en-suite and dressing room, with a family bathroom completing the accommodation.







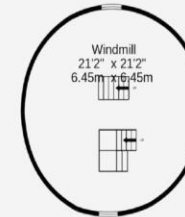
Ground Floor
3807 sq.ft. (353.7 sq.m.) approx.



Outbuilding
520 sq.ft. (48.3 sq.m.) approx.



1st Floor
1820 sq.ft. (169.1 sq.m.) approx.



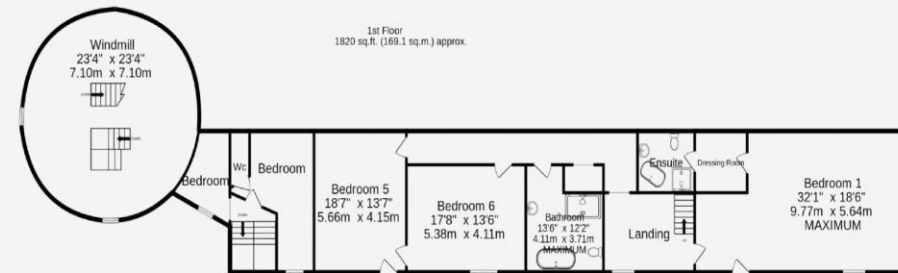
Windmill 3rd Floor
351 sq.ft. (32.6 sq.m.) approx.



Windmill 4th Floor
305 sq.ft. (28.3 sq.m.) approx.



Windmill 5th Floor
241 sq.ft. (22.4 sq.m.) approx.



2nd Floor
1942 sq.ft. (180.4 sq.m.) approx.



Windmill 6th Floor
241 sq.ft. (22.4 sq.m.) approx.



Windmill 7th Floor
189 sq.ft. (17.6 sq.m.) approx.



Windmill 8th Floor
189 sq.ft. (17.6 sq.m.) approx.

TOTAL FLOOR AREA : 9605 sq.ft. (892.4 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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