



The Old Mill
Needham | Harleston | Norfolk | IP20 9LE

 FINE & COUNTRY

RIVERSIDE GEORGIAN RETREAT



Set within approximately nine acres, this exceptional 5-bedroom, converted Georgian watermill combines historic character, dramatic riverside views and frontage, full fishing rights and an extraordinary sense of privacy. With around 2,800 sq. ft of accommodation and considerable further potential, this is a gem of a home close to commuter links and amenities



KEY FEATURES

- A wonderful converted Georgian watermill
- Five bedrooms
- Approximately 9 acres of land
- Located on the river Waveney with full fishing rights
- Set over four storeys with exceptional views of the surrounding countryside
- Separate garaging and workshops
- Solar panels with a feed in tariff
- Approximately 2,800 square feet of living space.
- Only 15 minutes from the London train links of Diss
- Immediate access to country walks
- Walking distance to excellent local pub

The building was used as a mill until 1936 and the wheel was removed in 1940 and melted down for the war effort. It remains an imposing property, rich in character, retaining an abundance of exposed period features including brickwork, timberwork and original structural elements. The current owner fell in love with the home at first sight, and it hasn't disappointed, providing a wonderful environment in which to bring up children and to welcome family and friends to over the years as well as a peaceful sanctuary.

Inside

The ground floor is currently used mainly for storage but has over the years been repurposed as a music room with piano, a games room with a snooker table and offers potential for full conversion to ancillary accommodation.

The main house is approached via steps to a covered veranda with beautiful river views, creating a charming, sheltered seating area before entering the home. The spacious entrance hall leads to four generous double bedrooms, each featuring exposed brickwork and timbers, together with a family bathroom and additional WC. This floor offers huge flexibility as home offices for hybrid working, or an extra TV room or playroom. A utility cupboard cleverly tidies away the washing machine tumble drier allowing more space in the kitchen.

The second floor is the heart of the mill, culminating in the magnificent, vaulted living space. Flooded with natural light from its triple aspect, it benefits from all day sunshine as the sun moves around the mill. The thick walls make the home cool in summer and warm in winter with the addition of the perfectly placed woodburning stove, a focal point together with the riverside views where the current owners have loved watching the changing seasons and abundance of wildlife including deer, fox, rabbits, Kingfishers, otters and owls. Framed by exposed timbers, the room provides an impressive setting for both relaxed country living and entertaining, with superb views across the surrounding landscape. The timbers still have messages written by mill workers in days gone by and some of the lifting operations are still visible. Semi open planned with the living room, the dining room and kitchen continue the elevated outlook. The layout allows the cook to chat to guests whilst preparing dinner, and after meals the flexible flow means people can sit at the table for coffee whilst others relax in the lounge, or spill over to the veranda. It has hosted numerous milestone birthdays and Christmas gatherings over the years – a home always full to the brim of people.





KEY FEATURES

The third floor provides a further double bedroom with shower room and WC, plus a gorgeous, galleried study area overlooking the dramatic vaulted living space below. The galleried space is currently used as a home office but has even been used as extra sleeping accommodation in the past with curtains hung for privacy!

Potential

Beyond its existing appeal, the mill offers considerable potential for the next owner. The ground floor is currently used for storage but could, subject to the necessary permissions, be transformed to provide additional multi-generational living accommodation or holiday rental for income generation. Having its own external door allows independence and privacy and there is plenty of parking. The space would also make a great cinema room, gym, or music room too – the possibilities are endless!

Step Outside

The setting is truly exceptional. Approximately nine acres extend around the mill, with the property and immediate grounds situated in Mid Suffolk and the remainder of the land lying across the river in South Norfolk. It offers an idyllic playground for children and adults, whether swimming, canoeing or fishing, and playing in the 8.5 acres across the bridge, building dens and running free, all within the boundary of the property. This packet of land has housed animals in the past including goats, Jacob sheep, donkeys and poultry and the owners have grown a variety of fruit and vegetables too – a real slice of “the good life”. There are multiple spots to enjoy the outdoors - the covered veranda is useful in all weathers – either sipping a glass of something cold, escaping from the heat of the sun or snuggled in a blanket with a hot chocolate on a frosty morning! For a peaceful getaway, the deck by the river under the shade of a Bay tree offers complete solitude. The gated driveway provides parking for 5/6 cars, and the immediately adjacent garage and workshop offer valuable practical space, with a separate overflow car park owned by the mill, which is also where you access the 8.5 acres of land.

On The Doorstep

Needham village offers a rich community spirit with an active village hall running coffee mornings, community lunches, and an annual summer fete. The surrounding countryside provides immediate access to country walks, while an excellent local pub The Red Lion is within walking distance offering seasonal events.













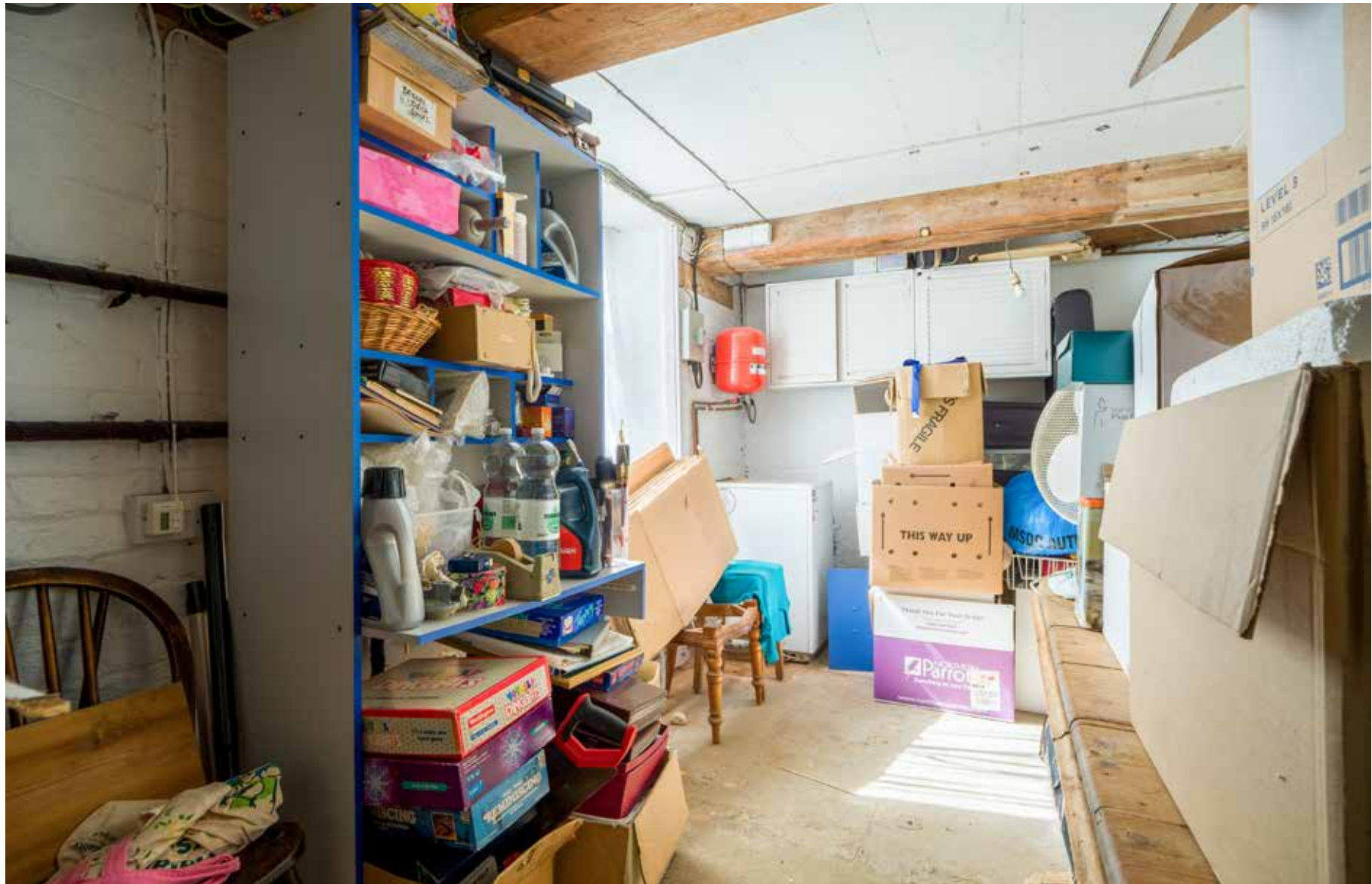
























INFORMATION



How Far Is It To....

Just 4 minutes away Harleston provides an excellent range of independently owned shops along with a supermarket, doctors, dentists and vet, schools to GCSE level, along with cafes, restaurants and pubs. The market town of Diss is just 10 minutes away with supermarkets, dentist, doctors, vets, schools, parks, Golf club, and the scenic Diss Mere. Rail links to London from Diss are a real bonus with the journey time approximately 90 minutes to Liverpool St and a mere 20 minutes to Norwich with its airport.

Directions

From Diss head east on the A143 and take the Scole Road through Brockdish and along the High Road through Needham. Take the right hand turn on to Mill Lane and continue to the Mill.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///leaves.situates.tinny](http://leaves.situates.tinny)

Services, District Council and Tenure

Oil Fired Central Heating & Solar Panels with Feed In Tariff
Mains Electricity & Water
Drainage - Septic Tank
Broadband Available - Please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.
Mid Suffolk District Council - Band E- Freehold

Agents Note:

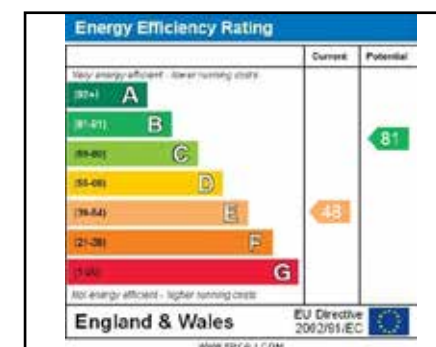
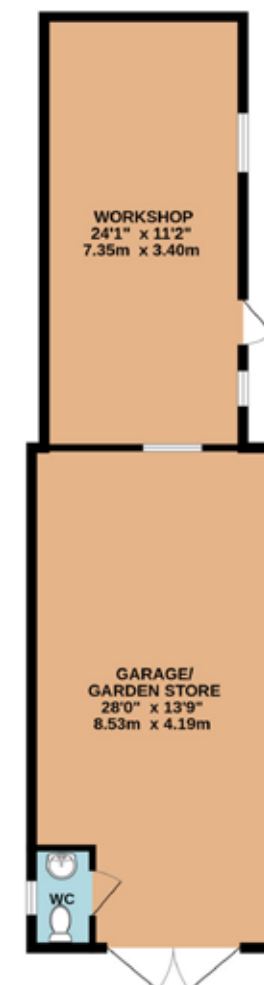
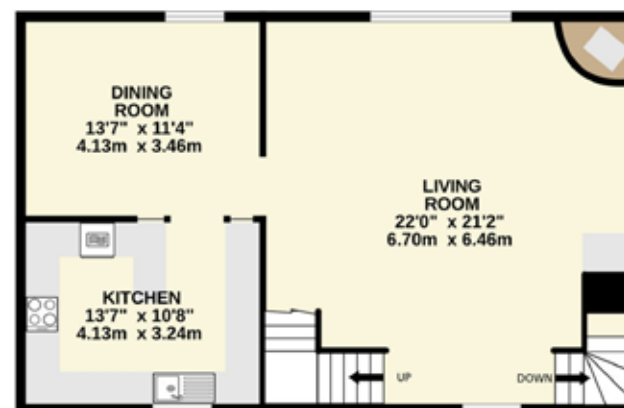
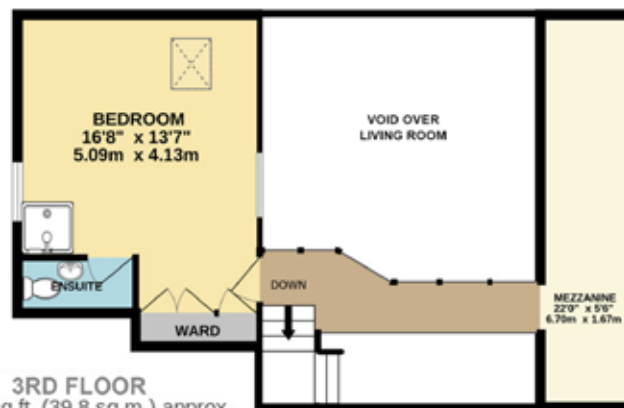
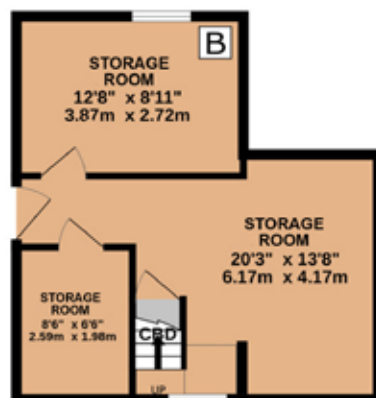
The house has riparian rights which means you have access to the river and to fish. The vendors have owned the property for 47 years and have advised that they have experienced water ingress to the unconverted ground floor on only two occasions during that time. The house has had flood defences added - flood door, sump pump, sealed pointing to the brick work.

TOTAL FLOOR AREA (approx.)

Accommodation (inc. Basement): 2295 sq.ft (213.4 sq.m) - Garage/Outbuildings: 653 sq.ft (60.7 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for Fine & Country Estate Agent.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



This image is for illustrative purposes only to give an indication of the boundaries buyers should satisfy themselves as to the boundaries when they view the property

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