



Riverside House  
6 Mill Reach | Buxton | Norfolk | NR10 5EJ

# ESCAPE TO THE WATER'S EDGE



Tucked quietly beside the gentle beauty of the River Bure, this quirky semi-detached upside down retreat offers something increasingly rare: peace, perspective, and a slower pace of life.

A true bolthole from the everyday, this enchanting one-bedroom riverside home is a place where mornings begin with shimmering reflections on the water and evenings end beneath painted skies.

The village has day to day amenities and access to Norwich for rail and road links is within 20 minutes, so you are always well connected.



# KEY FEATURES

- A Character Semi-Detached Property situated on the Banks of the River Bure in Buxton with Views of Buxton Mill
- Ground Floor Bedroom and Shower Room
- Kitchen/Breakfast Room with Rangemaster, Spiral Staircase and Access to the Decked Riverside Terrace
- First Floor Sitting Room with Stunning River Views and Access to the Sundeck
- Gravel Driveway and Garden Shed
- The Accommodation extends to 860sq.ft
- Energy Rating: D

There is something undeniably magical about life here. Time slows down, the river flows softly by, and every view feels worth savouring. Combining rural tranquillity with strong transport connections and access to both coastline, river and countryside, the property was first choice for the current owners who enjoyed an escape from working life in London. The low maintenance element was key, with the garden being the surrounding countryside and no responsibility to maintain, plus no compromising on everyday amenities.

## Step Inside

Beautifully arranged for relaxed riverside living, the property combines character, comfort, and charm in equal measure. The property was originally a Pill Box and still today you can see the gunning placement preserved in the shower room; it has also been a tearoom and in the 1970's was converted to accommodation. Stepping to the right from the entrance hall, the fully fitted kitchen breakfast room, with Rangemaster, washer/dryer and dishwasher, features practical pamment tiled flooring plus a door to the decking. To the left of the entrance hall, the generous bedroom offers a peaceful sanctuary, complemented by a sleek contemporary shower room designed with modern simplicity in mind. In one corner of the kitchen a striking spiral staircase leads to the first-floor, where the spacious open-plan sitting and dining room is flooded with natural light and framed by breathtaking river views, a calming backdrop for entertaining, watching the world drift by, reading or drawing – the vistas are an artist's dream.





# KEY FEATURES

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The current owners visit here all year round and are always surprised by the changing colours of the season, Spring greens to Autumn yellows and oranges and the outline of leafless trees against the water, mist hanging over the fields in the cooler months. A picture window is the perfect place for the working from home desk (which converts to a dining table – ingenious!) with river views to inspire and you can even spot Buxton Mill itself from here. The current owners have entertained here, with sofas converting to beds, and have used screens to section this large space to host sleepovers. In the past there was planning permission to convert the top deck to a second bedroom, so options for development do exist and of course if desired the house could be used the other way up too with the bedroom upstairs.

## Riverside Retreat

Arriving here you are welcomed with a gravel driveway plus garden shed for bicycles and tools. Step out onto the decked riverside terrace directly from the kitchen and immerse yourself in the tranquillity of waterside living. The house comes with full fishing rights from the deck, and no engines are allowed on this stretch of the River Bure, so peace is guaranteed. Launch a kayak directly from your own access point and explore the peaceful beauty of the River Bure at your own pace. The current owners have enjoyed many barbecues on the top deck with stunning views and whether it's morning coffee just outside the back door, lunch under the Willow trees, sunset drinks on the top deck, or quiet afternoons watching the birdlife, this is a home designed to nourish the soul. Footpaths are immediately accessed from this home, with beautiful river meadows to explore, walking towards the mill, or towards Oxnead with just wildlife for company including deer, otters, Kingfishers and of course swans. A stroll towards Lammas Church to sit in fields and await the sunset watching barn owls hunt is another favourite past time. Practical aspects include glass safety screening along both decks, installed by the current owners to keep animals and children safe and this completes a wonderful home for a professional couple with low maintenance grounds or a fabulous lock up and leave holiday home.





















# INFORMATION

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## On The Doorstep

Positioned along the banks of the River Bure, Buxton enjoys an idyllic community-focused setting with scenic countryside walks and direct access to the renowned Bure Valley Railway, a delightful narrow-gauge steam railway connecting Buxton with the popular destinations of Aylsham and Wroxham. This track is really popular with cyclists and runners, so safe with no traffic to endure. Buxton itself offers a range of everyday amenities including a local primary school, village hall, chippie, shop & post office. Nearby Coltishall provides an excellent selection of cafés, independent shops, GP surgery, takeaways, and well-regarded eateries.

## How Far Is It To?

For more comprehensive amenities, the historic market town of Aylsham lies just a short drive away, offering supermarkets, independent retailers, medical facilities, and a choice of primary and secondary schooling. The regional centre of Norwich is approximately 25 minutes by car and provides an extensive range of shopping, dining, cultural, and leisure facilities, alongside excellent educational opportunities and a mainline rail service connecting directly to London Liverpool Street. For beach lovers visit Horsey Gap to see the grey seal colony, or Mundesley for beach walks and then onto Rocky Bottom cliff top café for seafood.

## Directions

From Norwich take the A140 Cromer Road towards Aylsham. Just before Aylsham at the roundabout take the 3rd exit to stay on the A140 then after a short distance take the first right onto Buxton Road. Follow this road all the way into Buxton until you reach St Andrews church where you will take a left onto Mill Street. Continue under the railway bridge and just to the side of Buxton Mill and just before you cross the river there is a turning into Mill Reach. A short distance along Mill Reach on the right hand side you will see the Fine & Country For Sale Board.

## Services, District Council and Tenure

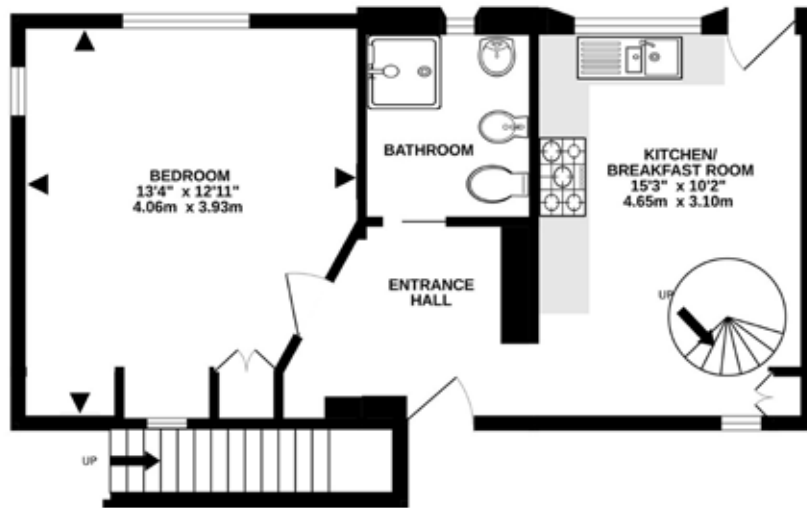
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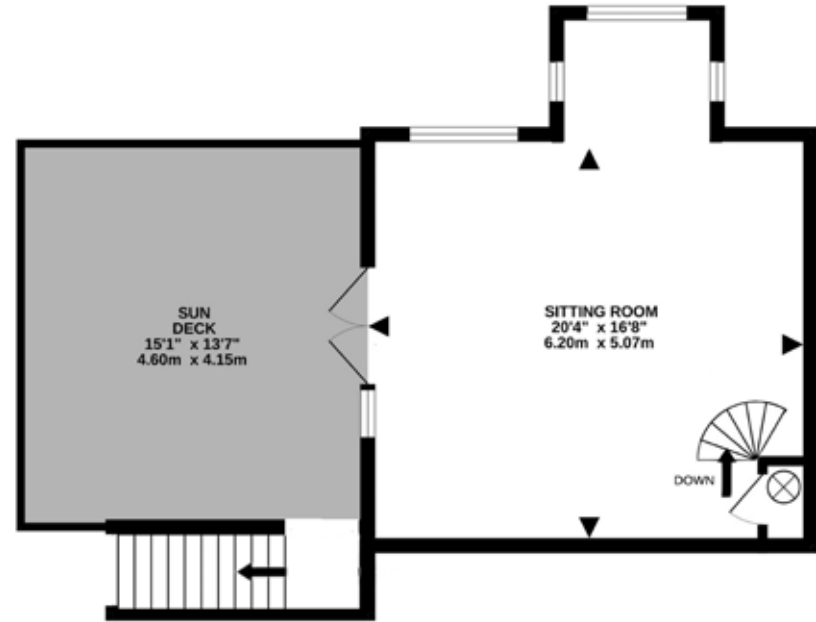
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**GROUND FLOOR**  
516 sq.ft. (47.9 sq.m.) approx.



**1ST FLOOR**  
345 sq.ft. (32.0 sq.m.) approx.

**TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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For a free valuation, contact the numbers listed on the brochure.





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