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Estate Agents

The Windmill Marsh Farm, Mautby, Great Yarmouth, NR29 3JD

Price Guide £770,000-£790,000

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The Windmill Marsh Farm

Mautby, Great Yarmouth, NR29 3JD

- Grade II Listed Detached Former Water Mill
- Direct Access To The Norfolk Broads
- Lovingly Restored
- Additional Detached Annexe
- A Rare Opportunity!
- 90 Metre Mooring Plot & Large Boathouse
- Large Private Established Plot
- Three Bedrooms Including Annexe Bungalow
- Stunning Setting With Panoramic Views
- Viewing Highly Recommended

GUIDE PRICE £770,000-£790,000 Aldreds are pleased to offer this Grade II Listed, converted water mill which has been lovingly restored and sits in an idyllic location adjacent to the River Bure with a large expanse of mooring and boat house. For those seeking a slice of history in a remote location this superb mill offers a fabulous blend of accommodation with the benefit of a two storey side extension to the main mill and a detached annexe that provides additional living space or would make an ideal holiday let. The main residence comprises of an entrance hall, utility/cloakroom, kitchen/dining room opening out in to the ground floor of the mill with a sitting room, first floor spacious landing serving a master bedroom with en-suite and access to the first floor of the mill with a further bedroom and beyond to the upper levels with a study and top floor storage where there are spectacular views across the marshes and river. The annexe offers a kitchen/living room, double bedroom and shower room and is fully independent from the main dwelling. Outside the property sits on a generous private plot with driveway parking, 90 metre mooring and large boat house. This stunning property is a rare opportunity for someone looking for a property in a tranquil setting with direct access on to the Broads network.

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Entrance Hall

Composite entrance door, stairs to first floor, window to side aspect, tiled flooring, radiator, door to:

Kitchen/Dining Room 22'2" x 13'6" maximum (6.78 x 4.13 maximum)

Irregular shaped room with double glazed French doors and matching side panels to outside terrace, two radiators, window to rear aspect, fitted kitchen with medium oak fronted wall and matching base units with roll top work surfaces over, one and a half bowl white ceramic sink with mixer taps, integrated dishwasher, recess with an electric range cooker and double width extractor hood over, tiled flooring, part tiled walls, spot lights, access to a restricted headroom cellar below the kitchen/dining area, door to utility and revealed brickwork wall and opening to the:

Mill Living Room 14'5" radius (4.41m radius)

Irregular shaped circular room with an inglenook style mock fireplace with timber Bressemer, revealed ceiling beams and brick work, wall lights, television point, double aspect double glazed windows.

Utility /Cloakroom 6'2" x 4'9" (1.89 x 1.46)

Space and plumbing for a washing machine, low level wc, wash basin, oil fired boiler, double glazed window to side aspect.

First Floor Spacious Landing 13'1" x 10'0" maximum (4.00 x 3.05 maximum)

Including the stairwell and deep built in airing cupboard, double glazed window to rear aspect, radiator, door to:

Bedroom 1 16'6" maximum x 14'0" maximum (5.05 maximum x 4.28 maximum)

Irregular shaped room with revealed brick work, eaves storage cupboard, mirror panel, wall lights, television point, double glazed window to front aspect, door to:

En-Suite Bathroom 9'10" x 6'6" (3.00 x 2.00)
Walk in shower closet with electric shower fitting, corner bath, pedestal wash basin, low level wc, chrome towel rail/radiator, Velux double glazed skylight, extractor fan.

Mill Bedroom 2 14'5" radius (4.40m radius)
Irregular shaped circular room with revealed brick work and beams, stained wood flooring, curved radiator, double aspect glazed windows with shutters, storage alcove, open tread stairs to:

Study 12'1" radius (3.70m radius)
Irregular shaped circular room with wall lights, revealed brick work, window overlooking the marshes and river, steps to:

Mill Cap Loft Space 11'2" radius (3.42 radius)
Excellent accessible dry storage with a door open on the lip of the domed cap providing panoramic views.

Annexe Bungalow

Annexe Kitchen/Living Room 16'0" x 11'6" (4.90 x 3.51)
Fitted kitchen with base kitchen units, one and a half bowl single drainer stainless steel sink unit, electric cooker, washing machine, fridge freezer (all appliances included), access to the loft space, vinyl flooring, radiator, television point, oil fired boiler, double aspect windows, wood panelled entrance door, door to:

Bedroom 9'9" x 7'4" (2.99 x 2.24)
Radiator, double glazed window to front aspect.

Shower Room 7'3" x 5'10" (2.21 x 1.80)
Corner tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, extractor fan, electric fan heater, radiator.

Outside
The property is approached via an access roadway which leads in to a driveway/turning area providing ample parking. In front of the property is a westerly facing paved terrace beyond which the rest of the gardens are of a large size and mainly lawned with defined boundaries and drainage dykes. There are also useful storage sheds. A gate gives access beyond the boundary to the access road that leads to the Boathouse/Garage 7.64m x 5.14m of brick and pitched roof construction with a dormer window, power and lighting and double gated access. Adjacent to the Boathouse is approximately 90m of mooring/quay heading.

Tenure
Freehold

Services
Mains water and electric are connected. Drainage is self contained for both properties via a septic tank system.

Council Tax
Great Yarmouth Borough Council - Band 'D'

Location
The village of Mautby is roughly 6 miles north west of the town of Great Yarmouth and 16 miles east of Norwich. Mautby is close to the Norfolk Broads and the coastal resorts of Caister-on-Sea, California and Scratby. Mautby church, St Peter and St Paul, is a small building with an interesting round tower. It is the burial place of Margaret Paston, who died in 1484 and is famous for the Paston Letters.

Directions
Leave Norwich on the A47. Once at Acle, continue straight over onto the A1064, through the villages of Fleggburgh and Filby, then turn right at the brow of the hill onto Hall Road. Continue around the right and left hand bends for approximately a mile and at the sharp fork right in the road proceed straight on signposted Wymers Barn. Continue on the farm road for approximately one mile until the road comes to a dead end where the property can be found on the right hand side.

Ref: Y12767/06/26/CF

Floor Plans

Total floor area 164.4 m² (1,769 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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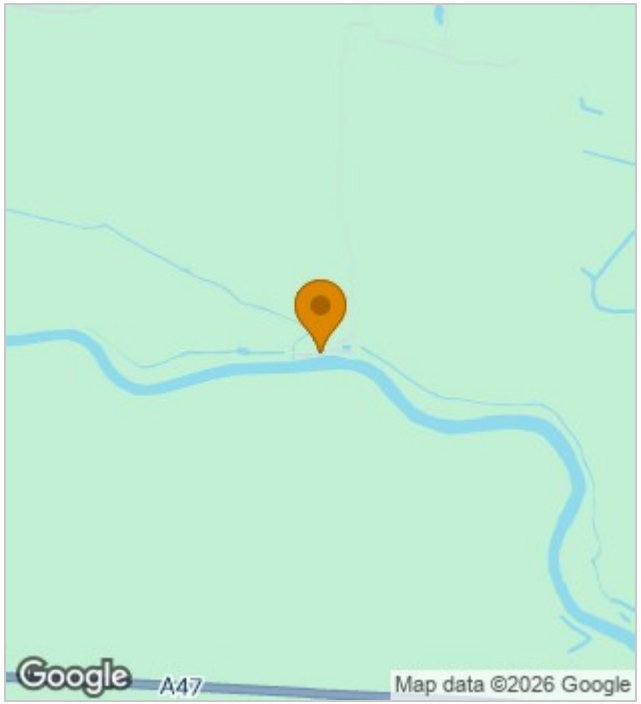
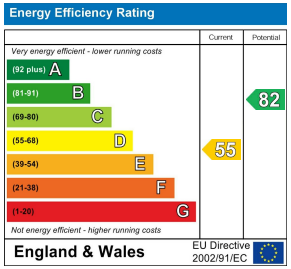
Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

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