



A SUPERBLY SITUATED FORMER WATER MILL IN THE NAR VALLEY

THE MILL
NEWTON BY CASTLE ACRE, NORFOLK

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The Mill House: entrance and staircase hall ♦ large main reception room ♦ well-fitted kitchen ♦ sitting room ♦ cloakroom/shower ♦ utility room ♦ office ♦ integral garage ♦ boiler room ♦ three bedrooms ♦ bathroom

The Mill Studio: kitchen ♦ living room ♦ bathroom ♦ large bedroom

Attractive gardens and grounds including frontage to both side of the River Nar, in all about 0.7 of an acre

Castle Acre – 1 mile, Swaffham – 5 miles, Fakenham – 11 miles, Norwich – 25 miles

The Property

Newton By Castle Acre Mill was recorded in the Domesday book on the same site straddling the River Nar, in unspoilt mid-Norfolk countryside. The former mill is currently separated into two, providing the main accommodation in The Mill House and secondary accommodation in The Mill Studio, yet could easily be converted back in to a single dwelling, subject to the necessary planning consents. Much of the original character has been retained with three mill stones, water wheel and many exposed beams. Stone from the nearby ruined priory was used in the construction of The Mill and in the 1930s the mill was still in use, gristing corn for animal feed. In 1967 Dick Joice, well known for his television programmes 'Bygones', purchased the property from the Holkham Estate, restored the mill and in 1990 rebuilt The Mill House in the style of the original. It combines the character and history of an ancient water mill with the convenience of modern living. The current owners acquired the property in 1994 and have carried out various improvements during their ownership.

Outside

To the rear and east of the property there is a large expansive lawned garden with established shrub borders and mature beech hedging. The garden also has river frontage on the lawn bank. The front of the property offers stunning views over the River Nar Valley and surrounding common land. Two separate gravelled driveways for two to three cars, respectively, are located conveniently around the property. There is also a working sluice gate within the grounds.



Mill Studio Kitchen

Situation

The Mill occupies a delightful and truly idyllic position straddling the River Nar in an SSSI (Site of Special Scientific Interest), which gives reassurance that the views will not change in the future. The property lies about a mile from the historic village of Castle Acre, which is renowned for its Norman Castle, Cluniac priory and 14th century parish church. The village has a primary school, post office, and two public houses. Newton By Castle Acre is five miles from the market town of Swaffham, which has excellent shopping facilities including a Waitrose. The attractive North Norfolk coastal beaches of Holkham, Hunstanton and Wells-next-the-Sea are situated to the north and there are golf clubs at Brancaster, Hunstanton, King's Lynn, Dereham and Swaffham. There are rail links to King's Lynn via London Kings Cross with a journey time of one hour thirty minutes.

Agent's Note

The bridge adjoining the property to the south west is owned by The Mill. The road surface is maintained by the local authority and is a public right of way.

Directions

Travelling North on the A1065 Swaffham to Cromer and Fakenham, approximately 3 miles from Swaffham passing the George and Dragon Public House on the right hand side. Take the next turning on the left immediately after the church and a small bungalow and follow this small, winding country road for approximately a third of a mile and The Mill is situated on the right hand side. The postcode for the property is PE32 2BZ.

Services Mains water and electricity, heating – recently installed (2012) water source heat pump system providing heating to radiators, drainage to septic tank.

Local Authority Breckland District Council
Tax Band – D (Main House), A (Studio)

Fixtures & Fittings All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

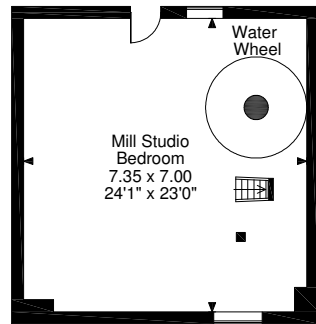
Energy Performance A copy of the full Energy Performance Certificate is available upon request.

Viewing Strictly by appointment with Savills.

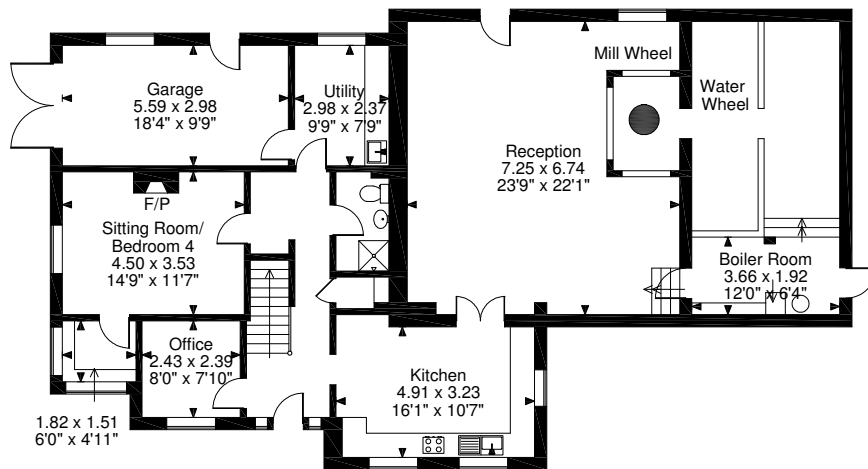


FLOORPLANS

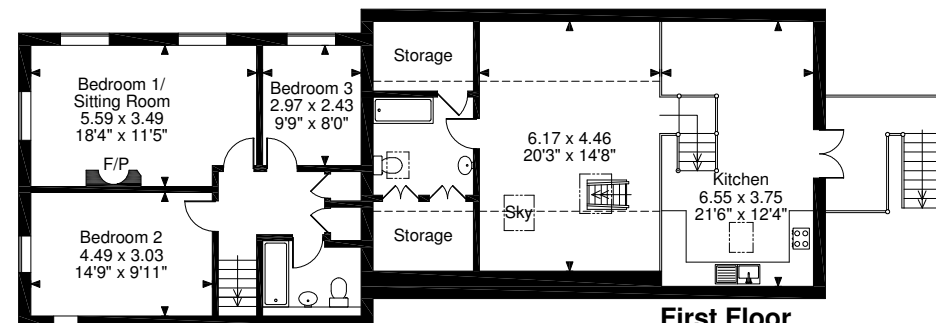
Main House gross internal area = 3,232 sq ft / 300 sq m
 Garage gross internal area = 179 sq ft / 17 sq m
 Total gross internal area = 3,411 sq ft / 317 sq m



Floor Above Reception



Ground Floor



First Floor

Second Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	