

AN UNCONVERTED GRADE II LISTED GEORGIAN WATERMILL



GUIDE PRICE: £ 350,000

REF: BUR070196 (11/7/07)

BURNHAM MARKET 01328 730500



NARBOROUGH MILL MAIN ROAD, NARBOROUGH

SITUATION

Narborough Mill stands upon a tributary of the River Nar, to the northern edge of the village of Narborough. The Mill faces west and looks across the mill pond and along the river's course. The mill pond contains a wide variety of fish; the current owners have caught brown trout, rainbow trout, bream, chubb, pike, rudd, roach, dace, perch and eels.

NARBOROUGH is a small village found between the medieval port and historic town of King's Lynn (11 miles) and the market town of Swaffham (6 miles) and is situated just to the south of the A47, the major arterial route connecting Norwich and Peterborough. The village stands in the heart of the Nar Valley and is surrounded by rolling countryside and farmland providing good walks, including the Nar Valley Way, which goes through Castle Acre and beyond. The village has a local store, first school, public house and a church. Adjoining the Mill are trout lakes and an excellent smokery. King's Lynn has a mainline railway station with trains to Cambridge (48 minutes) and to London Kings Cross (97 minutes).

DESCRIPTION

The Mill dates from the late eighteenth century and is listed Grade II as being of historic or architectural interest. It is constructed of solid walls faced in a mellow brick under a pantiled roof and stands behind an in and out driveway with further gardens to the Nar, including the mill race and pond. The site amounts to 0.36 acres (S.T.S.).

The accommodation is laid out over three storeys and extends to around 4300 square feet, although a proportion of the ground and first floor house the mill wheel and related machinery, all of which form part of the listing.





PLANNING

Subject to all necessary consents, the Mill has potential for conversion to residential or retail use.

SERVICES

Mains water and electricity. Private drainage.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, Norfolk PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.



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