



## Period home with watermill for sale in Oxnead at OIEO £1.3m

25th July

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Mill House in Oxnead is for sale at offers over £1.3 million *(Image: Matthew Usher)*



**By Adam Pescod**

Commercial Features Writer

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**A three-bedroom period home with an attached studio flat, self-contained annexe and four-storey Grade II listed watermill is for sale in Oxnead, near Aylsham, at offers over £1.3 million.**

Mill House has been in the same family for well over 60 years, with the mill dating back to the 19th century and the house thought to be even older,

**£750,000**

Oxnead was a paper mill from at least 1716 up until 1822, when it was converted to make blankets. It was then rebuilt as a flour mill in 1850-1851, using white painted brick with a Norfolk pantile roof.



The mill dates back to the 19th century and now offers commercial or residential potential (*Image: Matthew Usher*)

The main house is well-proportioned and light, with generous living areas on the ground floor.

These include a bright living room with feature fireplace, south-facing windows and double doors leading outside.



The main house with attached studio flat and ground-floor annexe (*Image: Matthew Usher*)

The dining room has double doors to the garden at each end, along with a central fireplace and a serving hatch to the kitchen/diner.

An office, large pantry, utility room and WC complete the ground floor.

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Upstairs there are three good-sized double bedrooms, one with a large en suite, airing cupboard and spacious dressing room.

The other two bedrooms are served by a family bathroom.



The living room (Image: Matthew Usher)

A landing area gives way to a first-floor studio flat with kitchenette and bathroom, while a further landing leads to a shower room.

There is also a ground-floor annexe with living room, kitchen, bedroom and bathroom – providing additional space for guests or holiday rentals.



One of the three bedrooms (Image: Matthew Usher)



There is an indoor pool between the house and annexe (*Image: Matthew Usher*)

The mill is spread over four floors, each with a huge open space at the centre. The owners had a workshop on the ground floor and hosted many parties on the floors above, including concerts, charity and promotional events.

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Selling agent Fine & Country said the mill is an “enormously versatile space” with potential for domestic or commercial use.

It could also be converted into boutique bed and breakfast accommodation, subject to planning.



The mill is spread over four floors with plenty of space *(Image: Matthew Usher)*

The mill has a water turbine that generates electricity, providing hot water and heating to the main house.

Outside, the gardens and grounds extend to 3.5 acres (subject to survey), offering large areas of lawn alongside wooded areas with mature trees.



The grounds offer large areas of lawn alongside wooded areas *(Image: Matthew Usher)*

Mill House is set well back down a long private drive and has a car port for additional parking.



The River Bure runs through the grounds (*Image: Matthew Usher*)

The nearby village of Buxton with Lammas offers a small range of amenities including a school, fish and chip shop and pub.

Further amenities are available in the market towns of Aylsham and **North Walsham**, which are around four and six miles away respectively.

The Norfolk Broads and coastline are also within easy reach.

**For more information, contact Fine & Country.**

## PROPERTY FACTS

**Mill House, Oxnead**

**Price: OIEO £1,300,000**

**Fine & Country, 01603 221888**

**[fineandcountry.co.uk](http://fineandcountry.co.uk)**

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