



# RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND  
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

JB/DA/636D

## NORFOLK BROADS

*Approximate Distances:*

Acle 1 mile ♦ Great Yarmouth 8 miles ♦ Caister on Sea 8 miles ♦ Norwich 10 miles

AN INTERESTING APPROX. 3.6 ACRE RESIDENTIAL SMALLHOLDING WITH A CONVERTED WATER/WINDMILL PLUS HOLIDAY ACCOMMODATION PROVIDING A GOOD LEVEL OF INCOME : SITUATED IN THE BEAUTIFUL NORFOLK BROADS WITH NO NEAR NEIGHBOURS

**ST  
MARGARET'S  
MILL**

**CAISTER ROAD**

**ACLE**

**NORFOLK**

**NR13 3AX**



**A PERIOD WATER/WINDMILL WITH ACCOMMODATION COMPRISING ENTRANCE HALL, CLOAKROOM, LIVING ROOM, TOWER ROOM, KITCHEN, BREAKFAST ROOM, INNER HALL, TWO BEDROOMS AND BATHROOM, WITH OPEN PLAN BEDROOM/OFFICE WITH EN-SUITE SHOWER ROOM ON THE FIRST FLOOR : TOWER ROOM TO THE SECOND FLOOR AND GLAZED VIEWING AREA TO THE THIRD FLOOR : OIL FIRED CENTRAL HEATING : ATTRACTIVE GARDENS : SWIMMING POOL**

**APARTMENT COMPRISING OPEN PLAN LIVING/DINING ROOM, UTILITY ROOM, BEDROOM AND BATHROOM : GARDEN WITH BARBEQUE AREA AND HOT TUB**

**HOLIDAY LODGE ONE WITH KITCHEN/LIVING ROOM, BEDROOM, EN-SUITE : GARDEN, BARBEQUE AREA AND HOT TUB**

**HOLIDAY LODGE TWO BEDROOM WITH EN-SUITE : GARDEN**

**THE OUTBUILDINGS INCLUDE DOUBLE GARAGE, WORKSHOP, TWO GARDEN SHEDS**

**THE LAND COMPRISING ATTRACTIVE GARDENS WITH AN AREA OF WOODLAND WITH PATHS RUNNING THROUGH : A WILDLIFE AREA AND APPROX TWO ACRE PADDOCK**

**IN ALL APPROX. 3.6 ACRES (About 1.4 Hectares)**

Estate Office • High Street • Collingbourne Ducis • Marlborough • Wiltshire • SN8 3EH  
Telephone: (01264) 850700 • Fax: (01264) 850447 • [www.ruralscene.co.uk](http://www.ruralscene.co.uk)

## **THE RESIDENCE**

A very interesting and individual water/windmill dating back to c.1742 with later extensions in the 1960's and 1980's located within the Norfolk Broads with no immediate near neighbours. Providing a good sized spacious family home with the benefit of oil fired central heating and attractive gardens. The accommodation with approx room sizes as follows:

### **Ground Floor**

**ENTRANCE HALL** door and window to front, door to store room, French doors to rear, brick and tiled floor

**CLOAKROOM** wall mounted wash hand basin, low level WC, window to rear, tiled flooring

**LIVING ROOM** 19' x 12' extending to 27' (About 5.8m x 3.6m to 8.2m) a fan shaped room with windows to three sides, fireplace with wood surround and tiled hearth housing woodburning stove, radiator, exposed timbers, TV point

**TOWER ROOM** 13' diameter (About 4m) windows all round, wood flooring, exposed brick, radiator and original extractor canopy

**KITCHEN** 23' x 8'1 (About 7m x 2.4m) two windows to rear, door to rear; fitted with a matching range of wall and base units with worktops over, 1½ bowl sink, tiled flooring, Range with extractor over, boiler, space and plumbing for washing machine and dishwasher, space for further appliances, spotlights, *Belfast* sink

**BREAKFAST ROOM** 11'9 x 9'3 (About 3.6m x 2.8m) window to front, tiled floor

**INNER HALL** window and door to front, stairs to first floor, radiator

**BEDROOM ONE** 10'5 x 8' (About 3.1m x 2.4m) window to rear, wood flooring, radiator

**BEDROOM TWO** 10' x 7'7 (About 3m x 2.3m) window to front, wood flooring, radiator, built-in double wardrobe

**INNER HALL** airing cupboard, radiator, laminate flooring

**BATHROOM** window to front; fitted with a matching suite comprising *Jacuzzi* bath with mixer tap and showerhead attachment, low level WC, pedestal wash hand basin, tiled flooring, extractor, radiator, tiled surrounds

### **First Floor**

**OPEN PLAN BEDROOM/OFFICE** 32' x 14'2 (About 9.8m x 4.3m) windows to front, side and rear, radiator, stairs to tower room

**EN-SUITE SHOWER ROOM** window to rear; fitted with a matching suite comprising cubicle shower, low level WC, pedestal wash hand basin, extractor tiled walls

### **Second Floor**

**TOWER ROOM** 10' diameter (About 3m) three windows around, ladder to:

**THIRD FLOOR VIEWING AREA** windows to all sides enjoying superb views over the Norfolk Broads

## **OUTSIDE**

The property is approached from the road down a tree lined driveway leading to a large gravel courtyard providing parking for numerous vehicles.

## **THE OUTBUILDINGS**

The property benefits from the following outbuildings with approx sizes:

**WORKSHOP** 21'6 x 12'3 (About 6.6m x 3.7m) of timber construction, double doors to front, concrete sheet roof, set on a concrete base

**DOUBLE GARAGE** 21'5 x 21' (About 6.5m x 6.4m) of timber construction on a concrete base with pantile roof, double up and over doors to front, light and power

### **TWO GARDEN SHEDS**

## **SWIMMING POOL**

Above ground with heating and filtration system

## **HOLIDAY ACCOMMODATION**

**APARTMENT** with the following accommodation:

**OPEN PLAN LIVING ROOM/KITCHEN** 11'9 x 11'4 plus 7'6 x 4'3 (About 3.6m x 3.4m plus 2.3m x 1.3m) French doors, windows to rear and side, laminate flooring; the kitchen area fitted with base units; electric hob and microwave, inset sink, worktops, radiator

**UTILITY ROOM** window to front, sink, space and plumbing for washing machine, radiator, tiled floor

**BEDROOM** 12'10 x 7'11 (About 3.9m x 2.4m) window to rear, laminate wood flooring, wardrobe

**BATHROOM** window to rear; fitted with a matching suite comprising bath with showerhead attachment, low level WC, pedestal wash hand basin, tiled floor

Outside there is an enclosed lawned garden with barbeque area and hot tub

### **LODGE ONE**

Comprising bedroom with en-suite facilities and kitchen/living room. Outside there is an attractive garden area with wildlife pond, barbeque area and hot tub

### **LODGE TWO**

Comprising bedroom with en-suite facilities and veranda. Outside there is an enclosed garden with pond

### **THE LAND**

Comprising parkland type grounds including woodland with lawned paths running through and water courses. A large wildlife meadow, two acre paddock and gardens. The gardens extensively stocked with shrubs flowers and mature trees providing a private secluded area with attractive fish pond.

**IN ALL APPROX. 3.6 ACRES**  
**(About 1.4 Hectares)**

### **SERVICES**

**MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, PART DOUBLE GLAZING, TELEPHONE and BROADBAND** (connected and available subject to normal transfer regulations)

*N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited St Margaret's Mill., but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.*

### **LOCAL AUTHORITY**

**GREAT YARMOUTH DISTRICT COUNCIL**

### **APPROXIMATE TURNOVER**

2009	(forecast £50,000)
2008	£40,000
2007	£30,000
2006	£20,000

In the inspecting Agent's opinion, although showing reasonably good turnover figures, there is scope to progress into a very lucrative business

### **GENERAL AND SITUATION**

A truly unique opportunity to acquire a superb water and windmill with comfortable family home and three holiday lodges providing a good income. Set within the beautiful Norfolk Broads with no near neighbours, although the property is reasonably tucked away, it is only 1 mile from Acle with a wide range of facilities including supermarkets, banks, schools, doctors and other retail outlets. The coastal towns of Great Yarmouth and Caistor on Sea are both approx 8 miles distant and the City of Norwich is approx 10 miles with all the amenities you would associate with a city of this size.

### **DIRECTIONS**

Travelling north east on the A1064 from Acle towards Caistor on Sea, cross over the river and turn left after approx. 300 yards. The property will be found at the end of this drive.

### **VIEWING**

Strictly by appointment only with the Agents

**RURAL SCENE - TEL 01264 850700**

**PRICE GUIDE £745,000**



*Cottage*



*Cottage*



*Cottage*



*Outbuilding*



*Outbuilding*



*Driveway*



*Gardens*



*Gardens*



*Land*



*Interior*



*Interior*



*EPC Graph*