



## Narborough watermill for sale for offers over £1 million

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PROPERTY OF THE WEEK

PROPERTY

SWAFFHAM



Narborough's historical former watermill is now for sale for offers over £1 million  
*(Image: Fine & Country)*



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A rare opportunity to acquire a striking former mill converted into a contemporary family home sitting on an offshoot of the River Nar has come up in Narborough, near **Swaffham**.

inner mill workings displayed throughout the house.

The original water wheel and mill stones are also still present.



Many of the mill's original workings are still in place (*Image: Fine & Country*)

Narborough Mill is thought to have been built in circa 1780, although several additions and renovations have been made since then.

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Accommodation extends to approximately 4,585 sq ft spread over three floors, and there are distinctive arches along the property's red brick exterior as well as a section with weatherboard cladding to one side.





The property opens into a large studio space (*Image: Fine & Country*)

The front door of the property opens into a large studio space with exposed beams and brick walls, which could be used as a reception room or workspace.

Directly opposite the entrance is a WC, and to one end of the studio is an open-plan kitchen and dining area with modern units, a woodburning stove and a separate utility room.





A home gym is found off the studio space (*Image: Fine & Country*)

To the other side of the studio space is a convenient home gym with a door to the outside. The entire ground floor has the added benefit of underfloor heating.

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A set of stairs in the studio takes you to the first floor, where a spacious lounge with a woodburning stove, sash windows and a beamed ceiling can be found.

Off this room is a useful home office, and elsewhere there is a family bathroom with a sauna, a double bedroom and a cinema room which could be converted for other uses, all arranged around the impressive inner workings of the original mill.





A spacious lounge is located on the first floor (*Image: Fine & Country*)



The property has six bedrooms arranged over the top two floors (*Image: Fine & Country*)

A curved corridor on the first floor takes you up another story, where a long hallway gives access to four bedrooms, two with en suites and one with a unique bathroom sitting on a mezzanine level where the mill's lucum – an area that would have been used for hoisting sacks to the top floor – is found.



One of the bedrooms features a unique mezzanine-level bathroom (*Image: Fine & Country*)



Modern fittings and character features combine to create a unique home that fully embraces its history (*Image: Fine & Country*)

The second-floor hallway also leads out on to a roof terrace at the back of the house.



A terrace at the rear provides a more formal garden which is currently planted with raised beds, and divided up with gravel areas and a large area of lawn wrapping around to the side.



The property is surrounded by nature and features a more formal garden to the rear and side (*Image: Fine & Country*)

The house is set upon the mill leat, an offshoot of the River Nar which meanders beneath the property, with a bridge with three centred archways and a parapet wall sitting to the front of the house and providing a perfect spot to watch the water.





The former mill sits on an offshoot of the River Nar (*Image: Fine & Country*)

The River Nar flows through the village of Narborough before joining the Great Ouse at King's Lynn. As a result, the village is well-known for its river walks and trout fisheries. It also has its own primary school, shop, church, social club and community centre.