

FREEHOLD



Country Residence

# SUTTON WINDMILL MILL ROAD, SUTTON, NR12 9RZ

Offers In Excess Of

## £1,425,000

### FEATURES

- 1.85 acre Plot (stms)
- Six Bedrooms
- Grade II Listed
- Unique Opportunity
- Double Cart Lodge
- Historic Windmill
- Converted Granary
- Stunning Countryside
- Gardens and Paddock
- Holiday Let Included



# 6 Bedroom Country Residence located in Sutton

Nestled on Mill Road in the charming village of Sutton, this remarkable property presents a unique opportunity to own a piece of Norfolk's history. The Granary, a beautifully restored Grade II Listed home, offers an impressive 7,000 square feet of living space, featuring six spacious bedrooms and six well-appointed bathrooms. This residence has been meticulously renovated to a high standard, blending modern comforts with the original character of the building.

Set within approximately 1.85 acres (stms) of picturesque land, this property includes the historic Sutton Windmill, the tallest surviving windmill of its kind in Britain. Originally constructed in 1789, the windmill has a fascinating history, having undergone significant changes over the years, including an additional floor after a fire in 1861. Once a working corn mill, it ceased operations in 1940 and later became a museum, showcasing its importance to the local heritage.

The Granary itself boasts spacious rooms that are highly presented, making it an ideal family home. The property retains many charming features that reflect its storied past, while also providing the modern amenities desired for contemporary living.

Sutton is a delightful village located near the Norfolk Broads, offering a tranquil lifestyle with easy access to beautiful countryside and nearby beaches. The village is equipped with essential amenities, including a public house, hotel, infant school, and a garden centre, ensuring a convenient and enjoyable living experience.

This exceptional property not only serves as a stunning family residence but also includes potential for a holiday home, making it a versatile investment. With its rich history, beautiful surroundings, and spacious accommodation, this property is truly a rare find in the heart of Norfolk.

## Sitting Room

31'3 x 18'5

Enter the property through the double glazed, solid wooden door into the lounge, this larger than average family room feature smooth finished ceiling with timber beams, exposed brick walls, double glazed and original feature windows to front aspect, inglenook fire place with multi fuel burning stove and tiled hearth, solid wood herringbone flooring with under floor heating, steps downs into the play room.

## Play Room

23'9 x 17'6

A second generous reception room currently used as a play room which features, smoothly finished ceiling with inset spotlights and timber beams, exposed brick feature walls, double glazed window to front aspect, glazed windows and timber door overlooking the lounge with under floor heating.

## Home Gym

23'10 x 17'6

The third reception room is currently being used as a home gymnasium, which features smooth finished ceiling with timber beams and exposed brick feature walls, double glazed window to front aspect.

## Kitchen/Family room

85'4 x 18'9

This fabulous open plan this room is used as Kitchen/Lounge and Dining area for the family room and features vaulted ceiling with original timber beams, Smoothly plastered and exposed brick walls, double glazed and original feature windows to rear. Kitchen area: a range of base and wall mounted units, quartz work surface with inlaid ceramic hob with tiled splash back and double extractor hood over, three Bosch single door ovens and built in coffee machine, space for a free standing American style fridge freezer, matching central island with quartz work surfaces with pop electrical tower socket, double Belfast sink with mixer tap, integrated dishwasher, wine cooler and breakfast bar seating recess. Large larder cupboard with glass panelled roller doors and fitted shelving, sand stone flooring with underfloor heating. Lounge area: Under floor heating. A wrought iron stair case with wooden block steps leads up to the first floor.

## Utility Room

18'9 x 15'2

The utility room is accessed from the kitchen area and features a range of base and wall mounted units, solid wooden block work surfaces with one and a half bowl sink and drainer, space and plumbing for washing machine and tumble dryer, sand stone floor tiles with under floor heating. Door leading out to the rear garden.

## Shower Room

Ground floor shower room with smoothly finished ceiling with inset spot lights, shower enclosure with mains fed shower with waterfall shower and secondary shower head, glass screen door, low level, w.c and wash hand basin.

## First Floor Landing

The first floor landing offers access to all first floor rooms, smooth finished ceiling with inset spotlights and timber beams, plastered and exposed brick feature walls and built in book case.

## Bedroom Four

14'5 x 13'5

Another double bedroom with smooth finished ceiling with inset spotlights and timber beams, double glazed window to front aspect, under stair storage cupboard and electric radiator.

## Ensuite Shower

Suite comprising shower enclosure with mains fed shower, waterfall and secondary shower head, wash basin, low level w.c, smooth finished ceiling with inset spot lights, heated towel rail and vinyl flooring.

## Bedroom Three

19'2 x 13'5

Double bedroom that features smooth finished ceiling with inset spotlights and timber beams, double glazed window to front aspect, exposed brick feature walls, electric radiator.

## Ensuite Shower

Featuring a suite comprising shower enclosure with mains fed shower, waterfall and secondary shower head, wash basin, low level w.c, smoothly finished ceiling with inset spot lights, heated towel rail and vinyl flooring.

## Bedroom Two

22'8 x 18'6

Double bedroom that features smooth finished ceiling with inset spotlights and timber beams, feature window to front aspect, under stair storage cupboard, fitted wardrobes, electric radiator. A solid wooden door opens to a small timber balcony.

## Ensuite Shower

Suite comprising shower enclosure with mains fed shower, waterfall and secondary shower head, wash basin, low level w.c, smooth finished ceiling with inset spot lights, double glazed window to front aspect, heated towel rail and vinyl flooring.

## Second Floor

The second floor landing features vaulted ceiling, exposed brick walls and feature window to front aspect.

## Principal Bedroom

32'1 x 18'8

This very generous double bedroom features a vaulted ceiling with timber beams, exposed brick walls and feature window to front aspect and a stable style double glazed door, electric radiator. Leading to the dressing room.

#### Dressing Room

8'8 x 8'0

Fitted wardrobes with hanging rails, drawers and storage, spotlights.

#### Ensuite Bathroom

Ensuite to principal features a vaulted ceiling, timber beams and a four piece suite comprising a freestanding bath with mixer tap and shower attachment, shower enclosure with mains fed waterfall shower, secondary attachment and glass screen door, vanity wash basin, low level w.c, electric shaver point and extractor fan.

#### Family Bathroom

Suite comprising roll top free standing bath with mixer tap and shower attachment, shower enclosure with glass screen, mains fed waterfall shower with secondary attachment, feature wash basin and level w.c, extractor fan, heated towel rail and tiled flooring.

#### Bedroom Six

17'9 x 13'8

Vaulted ceiling with with smooth finished walls, part exposed brick wall, feature window to front aspect.

#### Bedroom Five

18'8 x 13'9

Currently used as a home office, bedroom five is another double bedroom that features vaulted ceiling with timber beams, double glazed stable style door.

#### Holiday Let

Attached to the granary between the windmill and main body of the property, very well presented and fits in perfectly.

#### Kitchen/Family Room

17'6 x 15'9

Solid wooden entrance door, part glazed, barn stable style door, the kitchen area features smooth finished ceiling with inset spotlights and timber beams, a range of base units, wooden block work surface with inlaid composite sink and drainer with mixer tap, single electric oven and ceramic hob with extractor hood over, space and plumbing for washing machine and free standing fridge freezer, electric radiator, tiled flooring.

#### Lobby

Access to the shower room from the lounge/kitchen area.

#### Shower Room

The shower room features an oversized shower enclosure with mains fed waterfall shower and secondary shower attachment with glass screen. wash basin, low level w.c, smooth finished ceiling with inset spotlights, extractor fan and tiled flooring.

#### First Floor Landing

Accessed via the stairway with under stair storage and double glazed window to front aspect, door opening to bedroom two.





NORWICH SALES | 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD



#### Bedroom Two

10'7 x 7'2

Single bedroom with smooth finished ceiling and walls, double glazed window to front aspect, electric radiator.

#### Second Floor Landing

Stairway with doors opening to second floor bedrooms.

#### Bedroom One

18'5 x 10'8

Double bedroom that features a vaulted ceiling with timber beams, feature window to front aspect, electric radiator.

#### Cloakroom

Features a low level w.c, hand basin and vinyl flooring.

#### Bedroom Three

10'7 x 7'2

Single bedroom with smooth finished ceiling and exposed brick walls, double glazed window to front aspect, electric radiator.

#### Outside

Gated Access leading to a secondary Electric five bar gated driveway offering parking for multiple vehicles and vehicular access to the rear garden, double Cart Lodge (20'9" x 19'10") and Workshop (12'8" x 8'4"). Rear Garden: Generous lawned area, raised patio with sand stone, soft play area, large timber shed, two equine paddocks, surrounded by mature trees and bordering hedges. This really is a fabulous setting for bringing up the family, entertaining guests or simply relaxing. Fabulous space for a marque for the sunny summer days.

#### Agents Note

Please note that with this property there is a £175390 income per annum if used for holiday letting.

Three Bedroom Holiday let will produce a £53,000 to £57,000 income.

The Main property will produce £118,000 to £121,000 income also for holiday letting.

These figures have been obtained from the seller who had these figures from a holiday letting company.

Please note this property is under an uncompleted contract. Please call the agent for further details.

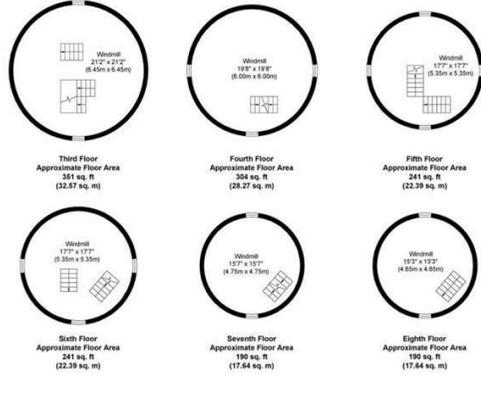
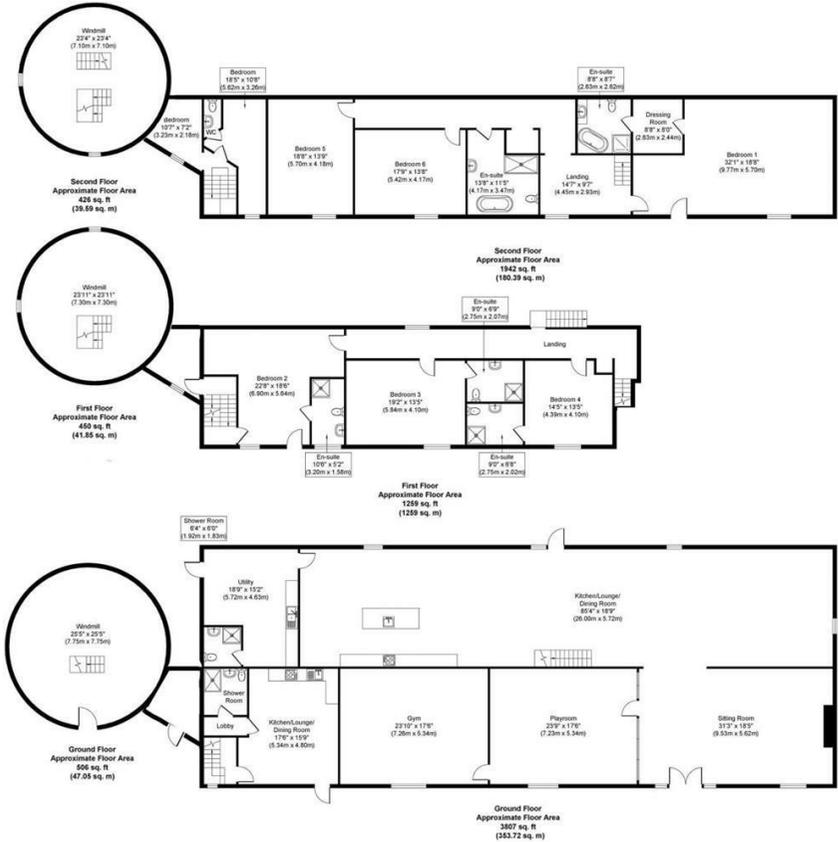


Call us on  
**01603 338433**

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
<https://www.thinkproperty.ltd/>

Council Tax Band

**G**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

