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The Location

The Old Mill is nestled in the charming village of Needham, located just outside the bustling market town of Harleston. This idyllic village is beautifully positioned along the River Waveney, offering scenic riverside views and a peaceful countryside setting that is perfect for nature lovers. Surrounded by greenery and rolling



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Harleston, just a short distance away, provides all the essentials for everyday life. With a variety of food shops, supermarkets, and additional pubs, the town ensures you have everything you need on your doorstep. For those who enjoy outdoor activities, Harleston offers ample options including leisure centres, recreation grounds, and nearby sailing clubs for those drawn to water sports. The town also boasts excellent community facilities, including schools, ensuring it is a great place for families. Additionally, Harleston Football Club and other local sports teams offer plenty of opportunities for getting involved in the community and staying active.

The Old Mill, Needham

This extraordinary detached property, once a historic water mill, offers a rare and exciting opportunity to create a truly exceptional home, rich in character and period features. Dating back around 240 years, the property retains a timeless charm, featuring striking vaulted ceilings and exposed brickwork throughout. The expansive second-floor living area presents a remarkable open-plan space, ideal for those looking to craft a distinctive and bespoke home. Having been owned by the current vendors for 45 years, the property has maintained its historical integrity, leaving ample scope for future enhancement.

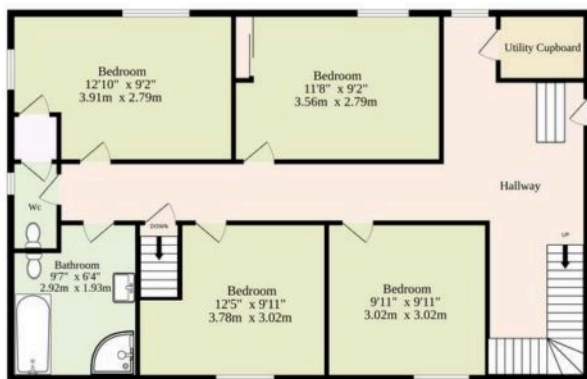
Spanning across two counties, with the mill and surrounding land in Mid-Suffolk and additional acreage in South Norfolk, this property offers a unique cross-county living experience. It sits alongside a private river, complete with exclusive fishing rights,



Ground Floor
1131 sq.ft. (105.1 sq.m.) approx.



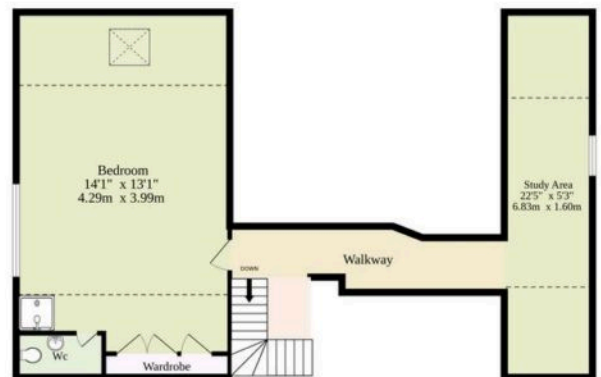
1st Floor
601 sq.ft. (55.8 sq.m.) approx.



2nd Floor
745 sq.ft. (69.2 sq.m.) approx.



3rd Floor
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 2800 sq.ft. (260.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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