



Wherrymans, Ebridge Mill Happisburgh Road

In Excess of £600,000

Wherrymans

Ebridge Mill, Happisburgh Road, North Walsham

Where timeless character meets modern elegance, this striking barn conversion in the heart of rural Norfolk offers an exceptional standard of living. Surrounded by open countryside with local footpaths and scenic walks on your doorstep, the home combines rustic charm with contemporary sophistication across three expansive floors. The stunning kitchen/breakfast room features exposed beams, bespoke cabinetry, integrated appliances, and a central island, while a dual-aspect sitting room with a wood burner frames sweeping views of the canal and marshland. With four well-proportioned bedrooms, including a private en-suite, and a modern family bathroom, the interior is both functional and refined. Outside, the beautifully landscaped garden includes a patio, lawn, and 'The Drunken Crab', a detached timber bar perfect for entertaining. A private driveway and garage complete this rare opportunity to embrace luxurious countryside living.





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Location

Positioned in the idyllic hamlet of White Horse Common, this residence enjoys a truly enviable setting, just two miles east of North Walsham and bordering Dilham Canal. This is countryside living at its finest: peaceful, picturesque, and perfectly connected.

The location offers the best of both worlds. While surrounded by unspoiled natural beauty, you're only minutes from the thriving market town of North Walsham, with its excellent selection of schools, healthcare facilities, independent shops, supermarkets, and a variety of pubs and restaurants. The town also benefits from regular rail and bus links, providing swift access to Norwich and the stunning North Norfolk coast.

Just five miles away lie some of the region's most beautiful beaches and coastal paths, inviting you to explore the dramatic landscapes and seascapes that make this part of Norfolk so unique.

Whether you're seeking a rural location, a family home with access to top amenities, or a base to explore the coast and countryside, this property is perfectly positioned to deliver on every front. It is a rare blend of rural charm, natural beauty, and modern convenience, a place where lifestyle and location is exceptional.

- Impressive barn conversion set within the rural



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Ebridge Mill: A Historic Landmark of Norfolk

Located beside the North Walsham and Dilham Canal, Ebridge Mill is a key piece of Norfolk's industrial heritage. Built in the early 19th century as a watermill, it played a crucial role in the local grain trade. As industry advanced, the mill embraced steam power and grew into a vital part of the region's economy.

The nearby canal enabled efficient transport of flour and other goods, linking the mill to wider markets. Though milling operations ceased in the 20th century, the mill has since been thoughtfully converted into residential homes.

Today, Ebridge Mill stands as a lasting reminder of Norfolk's agricultural and industrial past, preserved for future generations.





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Set across three generous floors, the property has been thoughtfully designed to provide flexible accommodation that can be tailored effortlessly to your lifestyle. From the moment you step through the welcoming entrance hall, complete with a cloakroom, there's a sense of understated luxury.

At the heart of the home lies a truly spectacular kitchen/breakfast room, where rustic charm meets cutting-edge design. Showcasing original exposed timber beams and elegant contemporary cabinetry, this space is a masterclass in country chic. A central island invites casual dining and conversation, while a suite of integrated appliances and a practical utility room ensure effortless functionality for daily life.

The first-floor sitting room is a serene yet dramatic space, enjoying a dual aspect that floods the room with natural light. A wood-burning stove adds warmth and ambiance, while large windows frame panoramic views across the beautiful canal and open marshland, an ever-changing tapestry of rural life that brings the outside in.





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Accommodation comprises four bedrooms, each varying in size to suit family needs or guest arrangements. The principal bedroom enjoys the added benefit of a private en-suite, while a modern family bathroom is finished to a high specification.

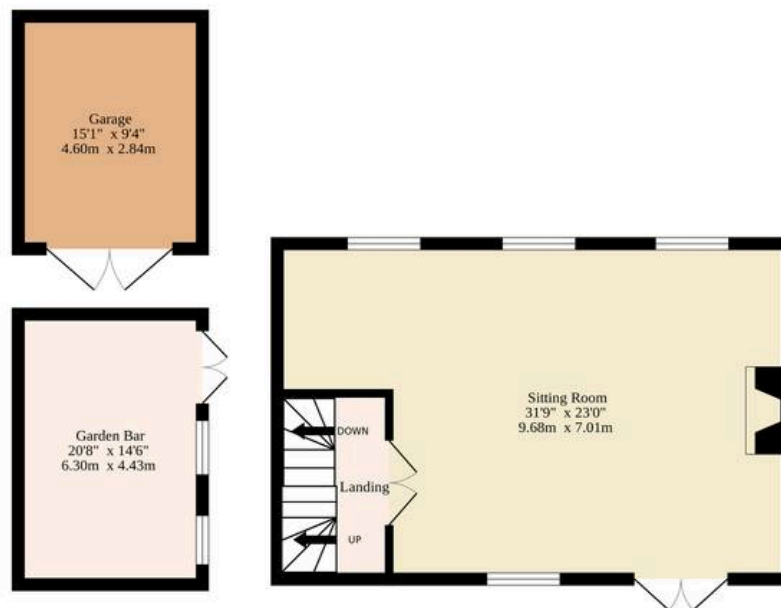
The exterior of the property continues to impress with a landscaped garden that is both private and beautifully maintained. With a lawned area and a paved patio for al fresco dining. The delightfully quirky 'Drunken Crab' garden bar, a detached timber outbuilding designed for entertaining, create the ultimate countryside escape, with the potential to be an annex or a studio (stpp). Further enhancing this remarkable offering is a private driveway providing ample off-road parking, along with a garage that caters to both secure storage and practical convenience.



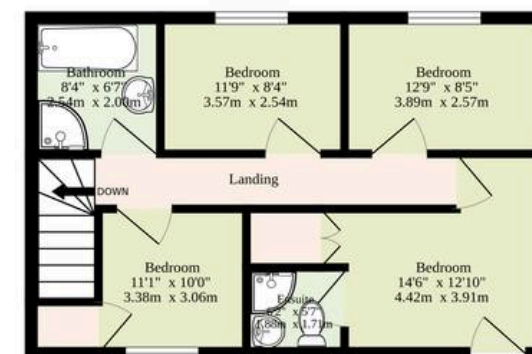
Ground Floor
1110 sq.ft. (103.1 sq.m.) approx.



1st Floor
662 sq.ft. (61.5 sq.m.) approx.



2nd Floor
668 sq.ft. (62.1 sq.m.) approx.



Sqft Includes The Garage And The Garden Bar

TOTAL FLOOR AREA : 2440 sq.ft. (226.7 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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