



Flat 5, Elmham Watermill, Billingford Road, North Elmham

Asking Price £300,000

Flat 5

Elmham Watermill

Welcome to this charming apartment located within an old watermill in North Elmham. The property features stunning character features throughout, showing its time in history. Set over 3 acres of peaceful communal grounds filled with wildlife, the apartment offers beautiful views of woodland and streams, creating a serene setting. The home is in turn-key condition with easy access to nearby towns. Included is a garage and ample parking space.

Location

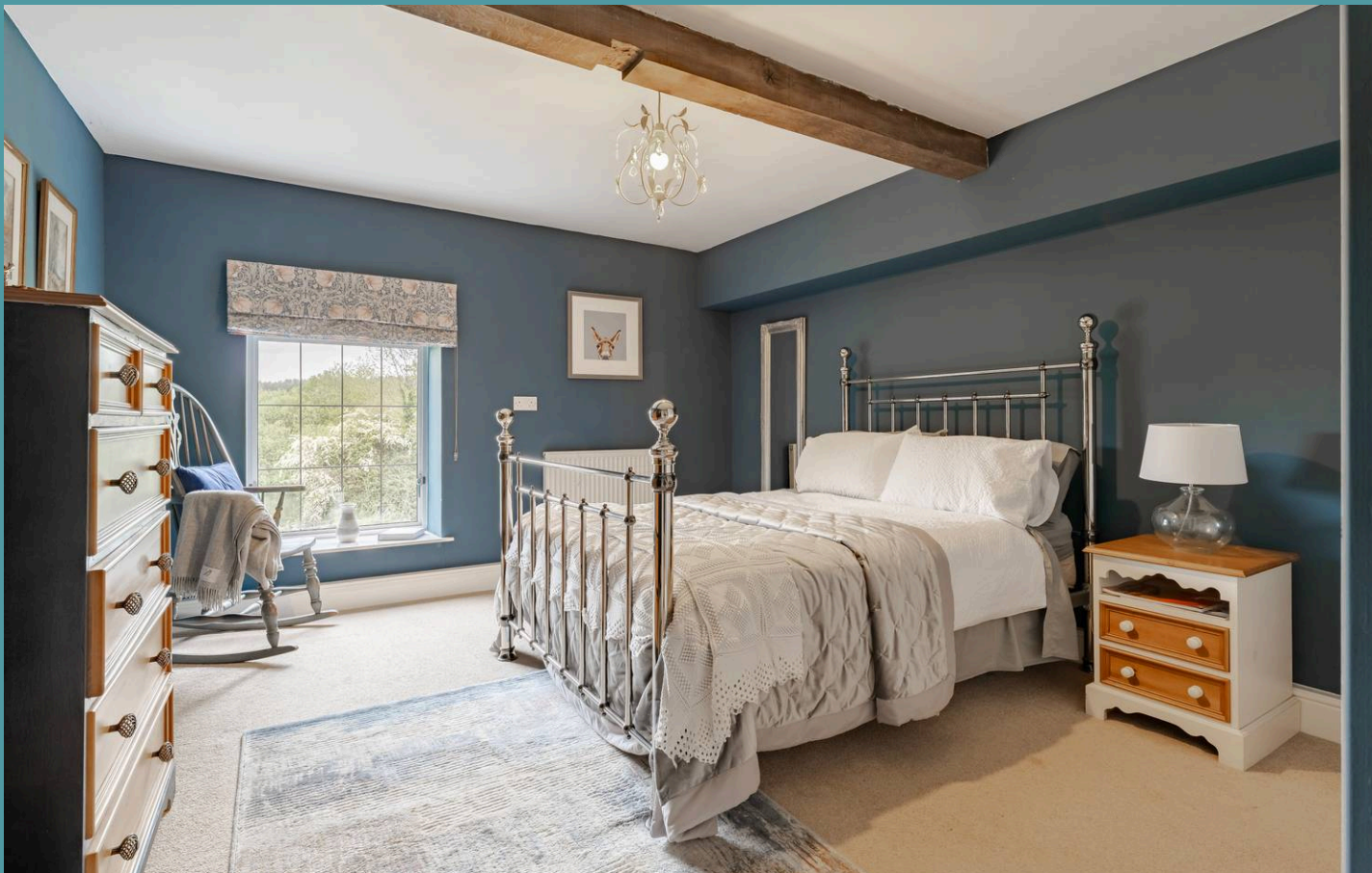
North Elmham is a charming village located in the heart of Norfolk, known for its rich history and peaceful rural atmosphere. Surrounded by rolling farmland, woodland, and streams, it offers a tranquil setting that appeals to those seeking countryside living. The village features historical landmarks, local amenities, and a friendly community spirit.

Despite its rural charm, North Elmham provides easy access to Dereham, a nearby market town just a short drive away. Dereham offers a variety of shops, restaurants, schools, and leisure facilities, making it a convenient hub for everyday needs. Well-connected by roads and transport links, residents can enjoy the best of both worlds: a peaceful village environment with the amenities and services of a larger town nearby.

Agents Note

We understand the property will be sold with a share of the freehold. Service charge: £2,220 p/a (£185/mth). Oil heating and treatment plant sewerage.





Flat 5

Elmham Watermill

The historic watermill stands as a captivating testament to Norfolk's rich rural heritage. Nestled within a serene 3-acre landscape, it offers a picturesque backdrop of lush foliage, gentle streams and abundant wildlife. This beautifully converted watermill retains its authentic character, seamlessly mixing traditional craftsmanship with modern comfort. Its architecture features clean lines and classic colours that highlight the building's historic significance and elegant simplicity.

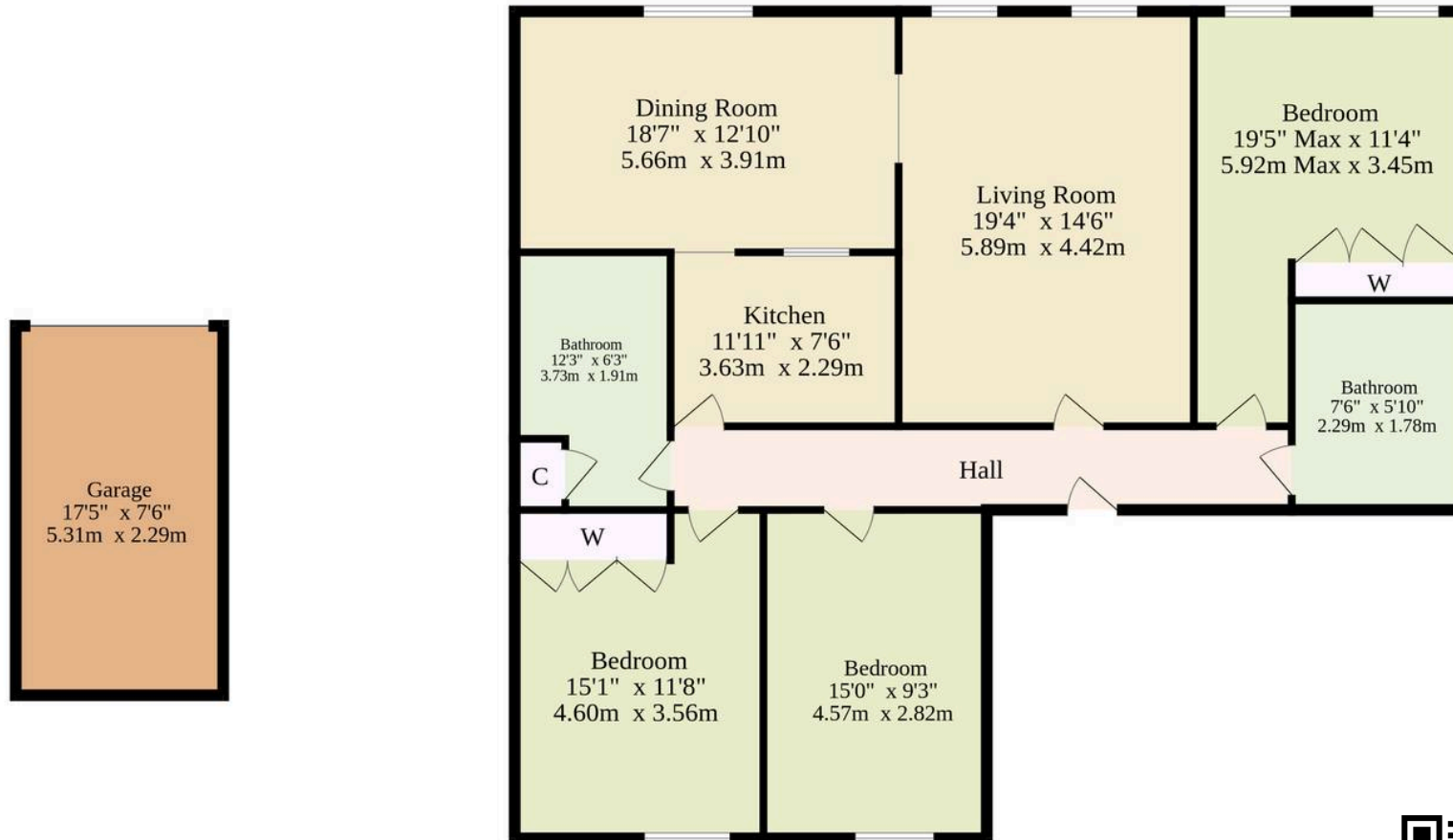
Upon entering, you are welcomed into a spacious hallway that grants access to the kitchen, lounge, bedrooms, and bathroom. The slightly open-plan living areas are thoughtfully designed to enhance socialising and relaxation, with clever layouts that maximise space and light. The kitchen features a comprehensive range of wall and base units, complete with built-in appliances that combine functionality with style. The décor employs muted, classic tones that celebrate the building's historic roots while complementing the scenic countryside views.

The property offers three generously proportioned double bedrooms, two of which feature built-in wardrobes. All bedrooms share a stylish bathroom and a separate shower room, each fitted with quality three-piece suites, ensuring convenience for all residents. Complementing this extraordinary home are a garage and parking facilities, providing practicality and ease for everyday living. This exceptional apartment not only preserves its storied past but invites you to enjoy the timeless beauty and character of a truly unique Norfolk landmark.



Ground Floor

1444 sq.ft. (134.2 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1444 sq.ft. (134.2 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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