



Millside, Ebridge Mill Happisburgh Road

In Excess of £600,000

Millside

Ebridge Mill Happisburgh Road, North Walsham

Originally part of Norfolk's rich industrial heritage, Ebridge Mill has been masterfully reimaged into a truly exceptional and characterful residence that blends its historic charm with a contemporary touch. Once a working mill, this remarkable property has undergone a comprehensive renovation, transforming it into a distinctive home that retains its architectural integrity while embracing modern design and functionality. From the carefully preserved structural features to the high-spec finishes throughout, every element has been thoughtfully curated to reflect the building's heritage while delivering a refined and luxurious standard of living.

Explore the hamlet of White Horse Common

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.





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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.

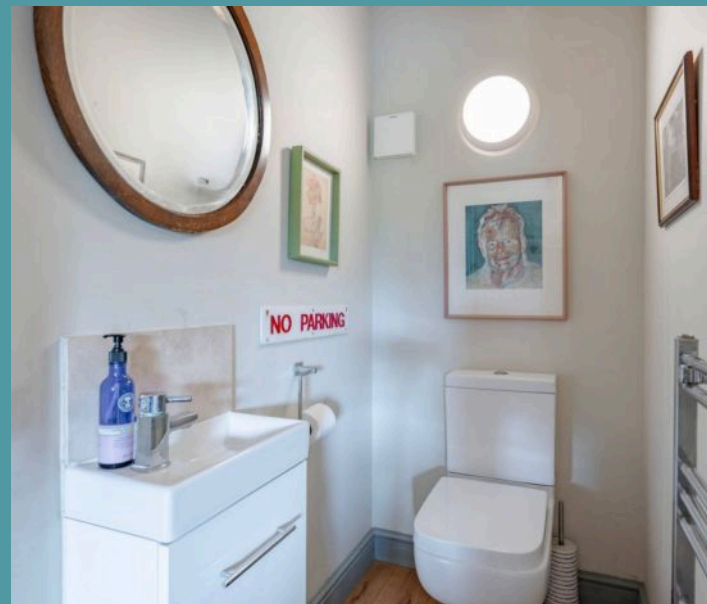
Whether you're seeking a rural location, a family home with access to top amenities, or a base to explore the coast and countryside, this property is perfectly positioned to deliver on every front. It is a rare blend of rural charm, natural beauty, and modern convenience, a place where lifestyle and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

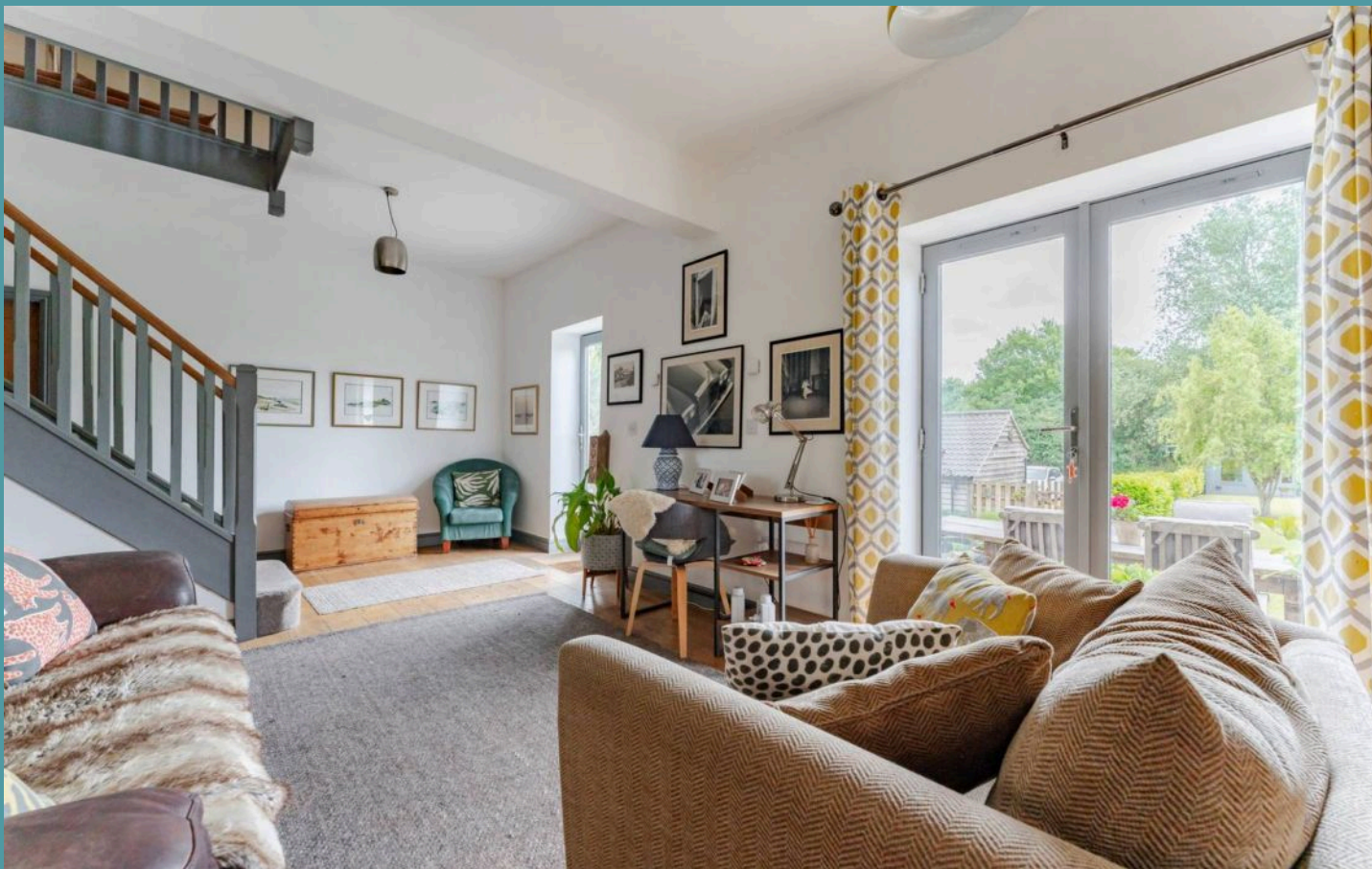
Ebridge Mill: A Historic Landmark of Norfolk

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.





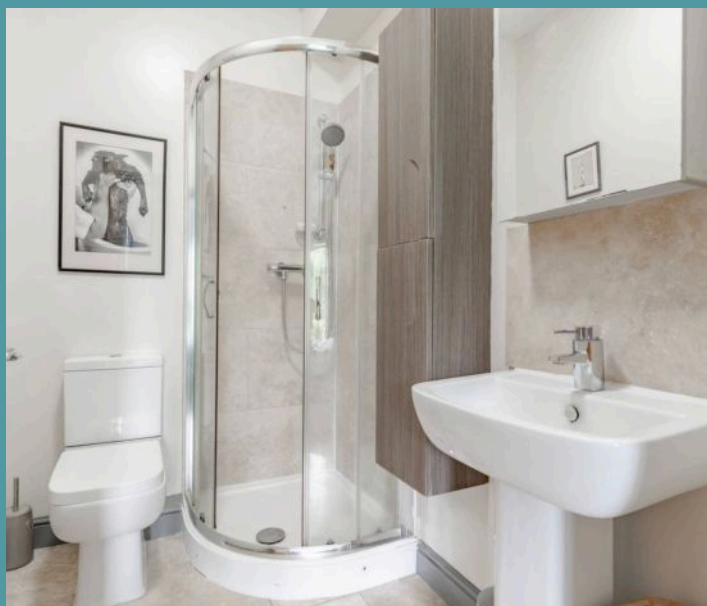
Millside

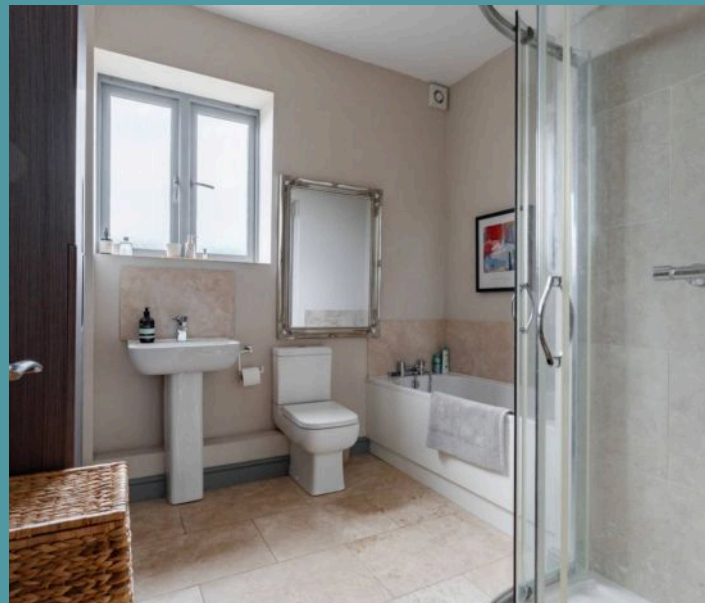
Ebridge Mill Happisburgh Road, North Walsham

Configured with an 'upside down' layout to maximise its striking architectural features and picturesque surroundings, the top floor unveils an impressive open-plan kitchen, dining, and living space. This expansive area is framed by a vaulted ceiling that enhances the sense of volume and light, while a multi-fuel burning stove provides a cosy and elegant focal point.

The bespoke kitchen is a statement of sophistication and functionality, featuring premium wall and base cabinetry, a high-end cooker with extractor hood, integrated dishwasher, dedicated space for a fridge/freezer, and a stylish central island with a breakfast bar, ideal for casual meals or social gatherings. A window over the sink provides uninterrupted views of the surrounding marshland, anchoring the space in its natural setting. A separate utility room ensures all practical needs are met with seamless discretion. The adjoining dining and living areas are perfect for hosting guests or enjoying relaxed family time, complemented by a convenient WC on this level.

Descending to the mid-level, a versatile garden room or office offers an additional reception space, currently used as a reception space with seating arrangements, with French doors opening directly onto the landscaped garden—an inviting link between indoor and outdoor living.





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The ground floor is home to three generously proportioned double bedrooms, each curated for comfort and privacy. The principal suite features a built-in wardrobe and a private en-suite, while the two additional bedrooms are served by a luxuriously appointed family bathroom, complete with a four-piece suite, including a bath, a separate shower, and designer fittings.

Outside, the garden is a true extension of the home's serene atmosphere. The patio terrace is perfect for al-fresco dining, barbecues, or unwinding with a drink in hand, while the well-tended lawn is bordered by planted beds and mature shrubs, offering seasonal colour and seclusion. At the far end, a charming summerhouse provides a peaceful space with views across the adjacent canal, accompanied by a patio area and steps leading to the water's edge—a rare and idyllic feature. A shingled driveway provides ample off-road parking, and a garage offers additional storage solutions.

This is not merely a home, but a lifestyle offering steeped in history, beautifully situated in one of Norfolk's most picturesque settings. Ebridge Mill is a unique opportunity to acquire a piece of heritage, exquisitely reinvented for modern living.



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Agents note

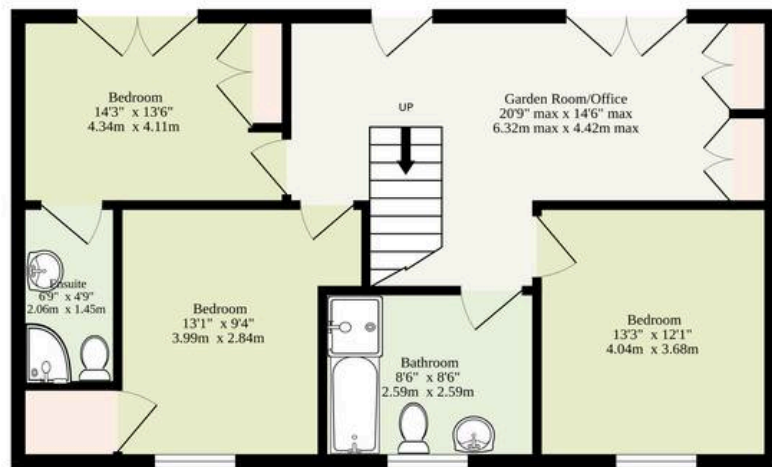
Freehold

Bore hole shared with 8 neighbouring properties -
Portion of electricity £25 pcm

Oil central heating

- Exquisitely renovated former mill home preserving original character while embracing contemporary luxury
- Striking upside-down layout with vaulted ceilings and open-plan top floor living for maximum light and space
- Bespoke kitchen with premium cabinetry, central island with breakfast bar, and high-spec integrated appliances
- Elegant living area featuring a multi-fuel burning stove and expansive views over surrounding marshland
- Dedicated utility room providing discreet, practical space for laundry and household management
- Garden room/home office with French doors opening onto landscaped gardens, perfect for indoor-outdoor living
- Three beautifully appointed double bedrooms including a luxurious principal suite with en-suite and built-in wardrobe
- Opulent family bathroom with four-piece suite including a separate shower, designer fittings and refined finish
- Landscaped rear garden with lawn, patio terrace,

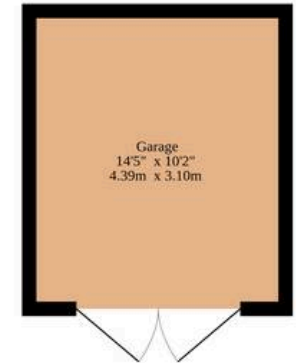
Ground Floor
891 sq.ft. (82.8 sq.m.) approx.



1st Floor
1351 sq.ft. (125.5 sq.m.) approx.



Garage
147 sq.ft. (13.7 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 2389 sq.ft. (221.9 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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