



Mill House Low Road, Billingsford

Diss



Minors & Brady

Mill House Low Road

Beyond the edge of Billingford Common lies a home where history and modernity entwine. Mill House is a substantial period residence dating back over 300 years, offering just over 3,000 sq ft (stms) of versatile living across three floors. Its interiors are rich with character, including exposed timber beams and two striking inglenook fireplaces. The ground floor features two reception rooms, a kitchen/breakfast room with garden views, a conservatory, utility and shower rooms, and a flexible storage space. Upstairs, three double bedrooms and a family bathroom are complemented by a top-floor master suite with en suite and sweeping views of the common and windmill. The wraparound gardens provide privacy, mature planting, and practical outdoor amenities, while the 29' garage with mezzanine offers annexe potential. Accessible via a private track across the common, the property enjoys a tranquil rural location with excellent connectivity, including nearby Diss Railway Station. Mill House represents a rare opportunity to acquire a historic home combining charm, space, and exceptional vistas.

- Timeless period home dating back over 300 years, blending history with modern comforts
- Over 3,000 sq ft (stms) of versatile living space across three floors
- Two reception rooms with feature inglenook fireplaces, one housing a wood burner
- Spacious kitchen/breakfast room with charming garden views
- Master suite on the top floor with en suite and panoramic vistas across Billingford Common and the historic windmill
- Three additional well-proportioned double bedrooms and family bathroom
- Wraparound gardens with mature planting, private sunny aspects, and practical outdoor features





M&B

Mill House Low Road

Billingford, Diss

The Location

The property is situated in the charming village of Billingford, in South Norfolk, offering a peaceful rural lifestyle while remaining well-connected to nearby towns. Surrounded by picturesque countryside, Billingford is known for its historic architecture, including the Grade II* listed Billingford Windmill and the medieval St Leonard's Church. The village enjoys a close-knit community and a tranquil setting, perfect for those seeking a blend of heritage and serenity.

Despite its rural charm, Billingford benefits from excellent transport links. The nearby Diss Railway Station provides direct services to London Liverpool Street, making commuting straightforward, while the A143 road connects residents to surrounding towns and amenities.

Local schools, shops, and pubs are within easy reach, offering convenience without compromising the village's peaceful character. The surrounding countryside provides ample opportunities for walking, cycling, and enjoying the natural beauty of Norfolk.



M&B

Mill House Low Road

Billingford, Diss

Mill House, Billingford

Set in a private position with stunning views over Billingford Common, this substantial period home dates back over 300 years and seamlessly blends historic charm with modern living. Extending to just over 3,000 sq ft (stms) across three floors, the property occupies a plot of approximately 0.2 acres (stms) and includes a 29' garage with potential for conversion into an annexe, previously used as a chapel.

The interior retains a wealth of character, featuring exposed timber beams and two feature inglenook fireplaces, one of which houses a wood burner. The ground floor offers generous living space with two reception rooms opening into a rear study or hall, a spacious kitchen/breakfast room with garden views, a utility room, shower room, conservatory, and a versatile storage room.

Natural light floods the rooms, creating a warm and inviting atmosphere throughout.

Upstairs, three double bedrooms and a family bathroom occupy the first floor, while the top floor houses a master bedroom with en suite, offering panoramic views across the common and towards the last working wind-powered mill. Each bedroom is well-proportioned and features characterful touches such as exposed beams and ample storage.



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The gardens wrap around the property, providing a private and sunny space for outdoor living, complete with mature planting, shrubbery, and a functional layout including an outside water supply. The double garage with mezzanine offers further space for vehicles, storage, or potential annexe conversion. Off-road parking is available to the front, with additional space on the adjacent common land by agreement.

Located via a private track and right of way across Billingford Common, the property combines a tranquil rural setting with accessibility. Additional features include a septic tank, oil-fired central heating, and superfast fibre broadband available.

This remarkable home offers a rare opportunity to acquire a historic character property with flexible living spaces and exceptional views.

Agents Note

Sold Freehold

Connected to mains water and electricity, followed by oil central heating and septic tank for drainage.



M&B

Ground Floor
1744 sq.ft. (162.0 sq.m.) approx.

1st Floor
932 sq.ft. (86.6 sq.m.) approx.

2nd Floor
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 3033 sq.ft. (281.8 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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Dreaming of this home? Let's make it a reality



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