



6 The Old Mill Bridge Street, Fakenham

Minors & Brady



6 The Old Mill Bridge Street

Fakenham

A charming second-floor apartment set within a Grade II listed mill conversion, enjoying views towards the River Wensum and a highly convenient position just a short walk from Fakenham Market Place. Combining character features with practical modern comforts, the property benefits from sash windows, oak flooring and gas central heating throughout. The accommodation includes a comfortable sitting room, fitted kitchen with excellent storage, two bedrooms and a shower room. An allocated parking space adds further appeal, particularly given the town-centre location. Ideal for first-time buyers, downsizers or investors seeking a low-maintenance home in an attractive riverside setting.

- Grade II listed converted mill apartment
- Second-floor position with elevated river views
- Overlooking the River Wensum
- Just 300 yards from Fakenham Market Place
- Bright sitting room with character sash windows
- Oak flooring adding warmth and character
- Fitted kitchen with excellent storage
- Stylish mosaic-effect tiled splashback
- Two versatile bedrooms
- Allocated parking space and gas central heating





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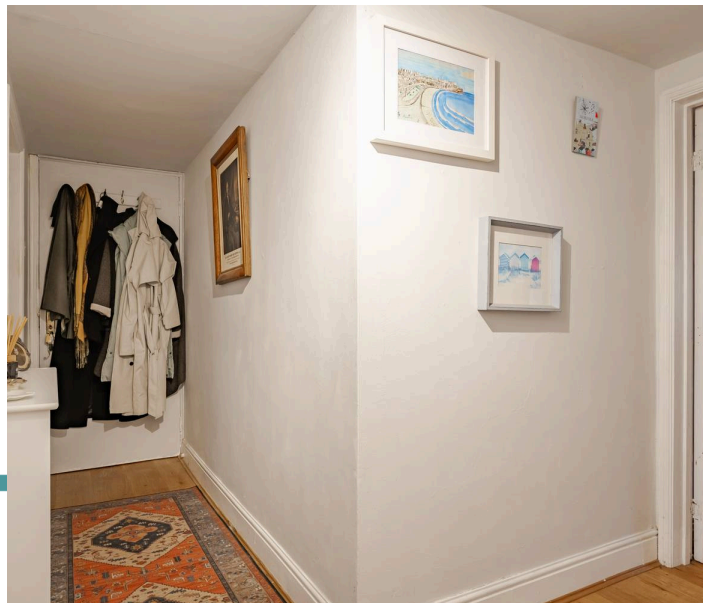
Fakenham

The Location

Set in a sought-after part of the traditional Norfolk market town of Fakenham, this location offers the perfect balance of convenience and community. The town centre is just a short walk or drive away, providing a variety of independent shops, supermarkets, cafés, and the long-established Thursday market selling fresh produce and local goods.

Families are well served by several primary schools and the well-regarded Fakenham Academy for secondary education, all within easy reach. Healthcare facilities, including GP surgeries, dental practices, and a community hospital, are located in and around the town, ensuring essential services are close at hand.

For leisure, residents can enjoy nearby parks, the River Wensum, a local leisure centre, and the famous Fakenham Racecourse. Transport links are excellent, with regular bus services to Norwich, King's Lynn and the North Norfolk coast, while the A148 and A1067 provide convenient road access to the wider region. Combining a peaceful setting with the practicality of everyday amenities, this location appeals to a wide range of buyers.



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The Old Mill Bridge, Fakenham

Occupying a second-floor position within a distinctive Grade II listed mill conversion, this characterful apartment offers a wonderful blend of period charm and everyday practicality.

Set in an enviable location overlooking the River Wensum and within approximately 300 yards of Fakenham Market Place, the property places a wide range of amenities, shops, cafés and transport links within easy reach.

The apartment is approached via a communal entrance and enjoys a light and welcoming feel throughout. The sitting room provides a comfortable living space, enhanced by attractive oak flooring and sash windows that allow natural light to flood the room while framing views towards the surrounding riverside setting.

The fitted kitchen is both functional and well-presented, offering a good range of storage units alongside worktop space for everyday cooking. A mosaic-style tiled splashback adds a touch of character, complementing the apartment's blend of traditional and contemporary features.



M&B



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There are two bedrooms, providing flexibility for a range of buyers, whether requiring guest accommodation, a home office or additional storage space. The accommodation is completed by a shower room fitted with a walk-in shower, wash basin and WC.

Further benefits include gas central heating, allocated parking and the unique character associated with a converted mill building. With views towards the River Wensum, period features throughout and a convenient town-centre position, this is a particularly appealing apartment that offers both charm and practicality in equal measure.

Agent's Note

We have been informed that the property will be sold leasehold with approximately 159 years remaining on the lease.

Ground Rent: £80 per annum, payable in two instalments of £40.

Maintenance Charge: Approximately £2,000 per annum, covering all associated service and maintenance costs.

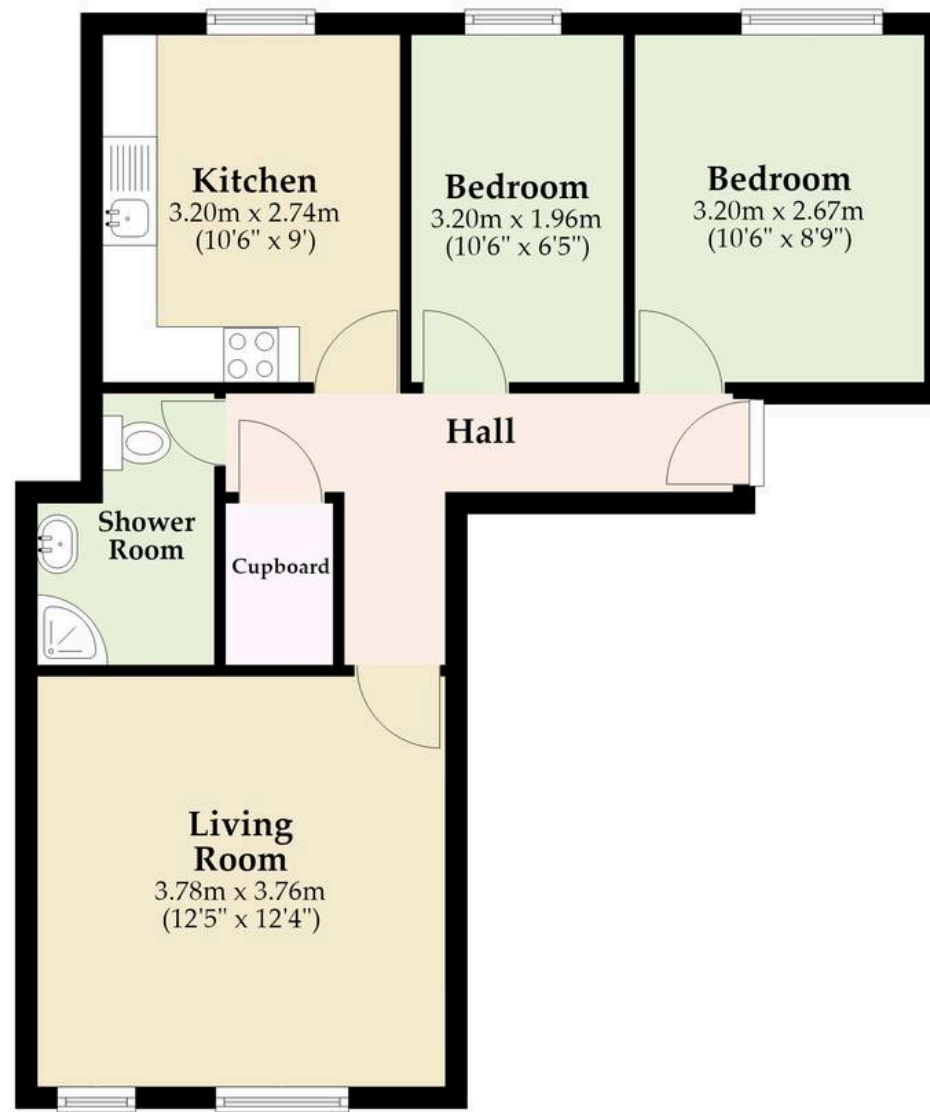
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Apartment

Approx. 50.5 sq. metres (544.1 sq. feet)



Total area: approx. 50.5 sq. metres (544.1 sq. feet)

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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.

Plan produced using PlanUp.

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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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