



ONE OF NORTH NORFOLK'S LANDMARK BUILDINGS, THE WINDMILL AT BURNHAM OVERY TOWN

Union Mills, Burnham Overy Town, Norfolk PE31 8DX

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ESTABLISHED 1966

**Union Mills
Burnham Overy Town
King's Lynn
Norfolk
PE31 8DX**

A sympathetically-renovated Grade II listed windmill enjoying spectacular views across the mill pond in a magical and quintessentially English waterside setting

Guide Price: £2,250,000 (17.03.25)
Freehold BUR240158

- Kitchen/Sitting Room with 4 oven Aga, Dining Hall, Rear Hall, Cloakroom and Utility Room
- Landing, Sitting Room with Balcony, Principal Bedroom and Shower Room
- Second Floor Landing, Bedroom, Bathroom and Balcony
- Third Floor Landing, Bedroom and Bathroom
- Fixed Ladder access to three further floors and the Capstan Balcony with views to the sea
- Double Garage with Workshop and storage above
- Formal and informal gardens with chalk-stream mill-leats running through them – a haven for wildlife
- In all about 1.74 acres (s.t.s).
- Burnham Market - 1 Mile
Burnham Overy Staithe - 1 Mile
Brancaster - 5 Miles
Wells-next-the-Sea – 5 miles





DESCRIPTION

Set well back from the road along its own private tree-lined driveway, Union Mills has been carefully restored and extended to form an imaginative and spacious house extending to approx. 3350 sq ft. The conversion takes full advantage of the wonderful riverside setting, the historic fabric of the building and the period mill features and machinery. It has a superb kitchen/living room on the ground floor overlooking the mill pond and surrounding water meadows, whilst the sitting room on the first floor has been designed to take full advantage of the stunning southerly views over the river.

On the fourth, fifth and sixth floors of the mill are three rooms which could be put to a variety of uses to take advantage of the wonderful views over the surrounding countryside. In addition, the circular balcony and capstan walkway both offer almost 360 degree views and include a long distance view of the sea.

LOCATION

BURNHAM OVERY TOWN is a small unspoilt village approximately 1 mile from the north Norfolk village of Burnham Market and set in an Area of Outstanding Natural Beauty. Burnham Market has a large village green surrounded by 18th century houses and a number of shops and services including a butchers, fishmongers, a delicatessen, a wine merchant, several excellent restaurants, a hotel, a garage and both a doctors' surgery and a dental practice.

There are mainline rail connections at King's Lynn, Downham Market and Norwich.

Union Mills lies within a designated Conservation Area about 1 mile inland from the north Norfolk coast and there is excellent sailing nearby at Burnham Overy Staithe.

Both Brancaster, home of the Royal West Norfolk Golf Club, and Hunstanton have renowned golf courses and the whole coastline is renowned for its bird reserves and sandy beaches.





HISTORICAL BACKGROUND: The mill at Burnham Overy Town is one of only two mills in Norfolk designed to use both water and wind power from the same site and was built in 1737. The windmill was originally built with five floors but a sixth was subsequently added. In 1825 the sails had copper vanes which disappeared during the first half of the 20th Century and the main timbers from the sails were incorporated into the tower-mill conversion in the 1990's.

The stone tablets above the doorways on either side of The Tower-mill were installed by the then owner, Thomas Beeston, in 1814, to commemorate the end of The Napoleonic wars and Napoleon's exile to the island of Elba. A message written in lead pencil was found on the roof rafters near the tower:- "French fleet seen 1798".

Previous owners included Mr William Love Porritt and Mr Philip Roy, both of whom carried on successful businesses as millers but in later years the embargo on private milling meant that the mill became merely a barn serving Mill Farm. In the late 1990's the windmill was renovated and converted into a fine residential dwelling.

DIRECTIONS: From Burnham Market, take the B1155 towards Wells-next-the-Sea into Burnham Overy Town. Union Mills is the first property on the right hand side on entering the village.

AMENITY LAND: Union Mills, in conjunction with other owners at Mill Farm, jointly own a further 4.75 acres of amenity land consisting of water meadows and woodland with frontage to the River Burn. This provides a delightful escape in which to enjoy the abundant native wildlife, walk, picnic or fish. A nominal charge is levied by a management company for the upkeep of the shared land, situated to the east of Mill Farm.







HEATING: Propane gas-fired central heating.

COUNCIL TAX: Band G

SERVICES: Mains water, electricity and drainage.

BROADBAND: Ofcom state that Superfast broadband is available to the property.

MOBILE COVERAGE: Ofcom state that EE, Three, O2 and Vodafone are all likely to provide voice and data outside the property. Inside, they state that O2 and Vodafone are likely to provide voice and data, Three provide limited voice and data and EE provide neither.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk





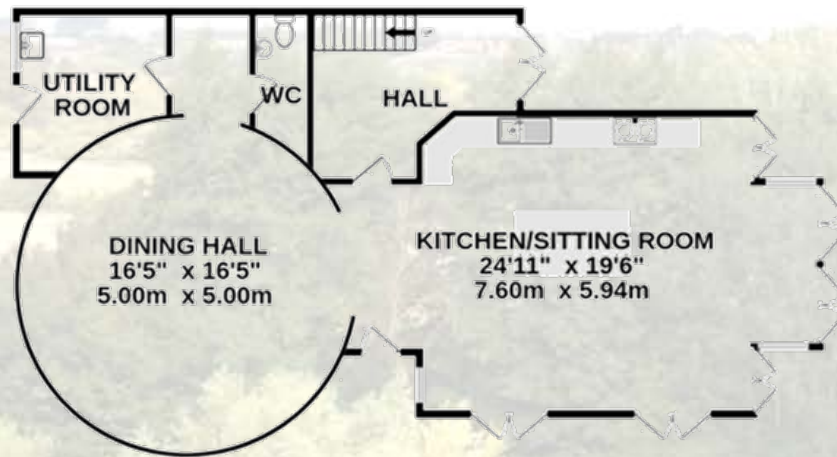


Union Mill, Mill Road, Burnham Overy Town, PE31 8DX

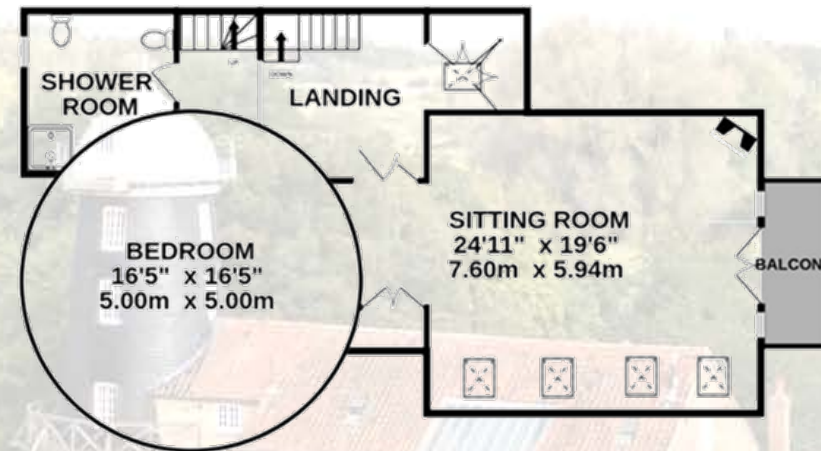
TOTAL APPROX. FLOOR AREA 3033 SQ.FT (282 SQ.M.)



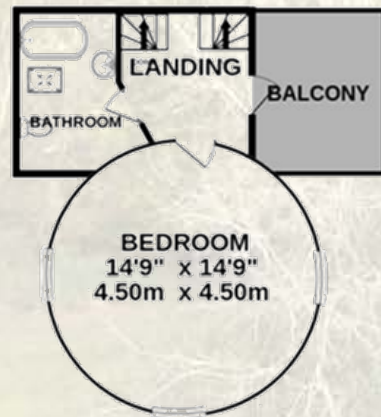
GROUND FLOOR
1020 sq.ft (94.80 sq.m) approx



FIRST FLOOR
975 sq.ft (90.63 sq.m) approx



SECOND FLOOR
303 sq.ft (28.2 sq.m) approx



THIRD FLOOR
254 sq.ft (23.6 sq.m) approx



GARAGE
481 sq.ft (44.6 sq.m) approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans 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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