

THE STORY OF

Sutton Windmill

Sutton, Norfolk

SOWERBYS

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Sutton Windmill

Sutton, Norfolk
NR12 9RZ

Richly Historic Norfolk Family Home

Grade II Listed

Lovingly Restored Under Current Ownership

Amongst the Most Unique Homes in the County

Approximately 1.85 Acres of
Varied Grounds (STMS)

Six-Bedroom Main Family Residence

Three-Bedroom Holiday Cottage

Exceptional Combined Holiday Letting Potential

Wealth of Original Features

Double Cart Lodge, Workshop and Paddocks

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A remarkable piece of Norfolk heritage, Sutton Windmill is an exceptional and highly individual property combining the beautifully restored Grade II Listed Granary, the historic Sutton Windmill and a superb three-bedroom holiday cottage, all set within approximately 1.85 acres (stms) of private and picturesque grounds.

The Granary forms the main body of this extraordinary home, extending to around 7,000 sq. ft. and offering an impressive blend of original character and contemporary family living. From exposed brick walls and magnificent timber beams to vaulted ceilings, feature windows and an impressive inglenook fireplace, the building's history is celebrated throughout, while the scale and quality of the accommodation make it equally suited to modern life.

At its heart is an outstanding open-plan kitchen, dining and family room, stretching to over 85ft. and providing a wonderful space in which to cook, dine, relax and entertain. A series of generous reception rooms, including the sitting room, playroom and home gym, offer considerable versatility, while six bedrooms are arranged across the upper floors. The principal bedroom is particularly impressive, with its vaulted ceiling, exposed brickwork, dressing room and luxurious en-suite. Several further bedrooms also benefit from their own en-suite facilities.







An extraordinary sense of history and presence.











Attached to the Granary and sitting beautifully alongside the windmill is a charming three-bedroom holiday cottage, providing an exciting additional opportunity. Arranged over three floors, it has been finished to complement the main property and offers a kitchen/family room, shower room, cloakroom and three bedrooms. Whether retained as a successful holiday letting business, used for visiting family and friends or offered as independent accommodation, it adds an enviable degree of flexibility to the property.

The income potential is particularly compelling. According to figures obtained from a holiday letting company, the main Granary could generate approximately £118,000–£121,000 per annum when operated as a holiday let, while the three-bedroom cottage is estimated to generate a further £53,000–£57,000 per annum. This gives an indicative combined holiday-let income in the region of £171,000–£178,000 per annum, subject to occupancy. For an owner looking for an exceptional Norfolk residence that could also offer a substantial commercial income stream, this is a particularly rare proposition.



Outside, electric gated access leads to a generous driveway with parking for multiple vehicles, a double cart lodge and workshop. The gardens extend to lawns, a raised sandstone terrace, soft-play area and large timber shed, with two equine paddocks, mature trees and established hedging creating a wonderfully private setting. There is ample space for entertaining, family life and summer gatherings.



And then, of course, there is the windmill itself. Originally constructed in 1789, Sutton Windmill is the tallest surviving windmill of its kind in Britain, adding an extraordinary sense of history and presence to an already exceptional home.

Set within the charming village of Sutton, close to the Norfolk Broads, countryside and coastline, Sutton Windmill is a property of remarkable scale, history and versatility – a truly special Norfolk home with an equally impressive income opportunity.



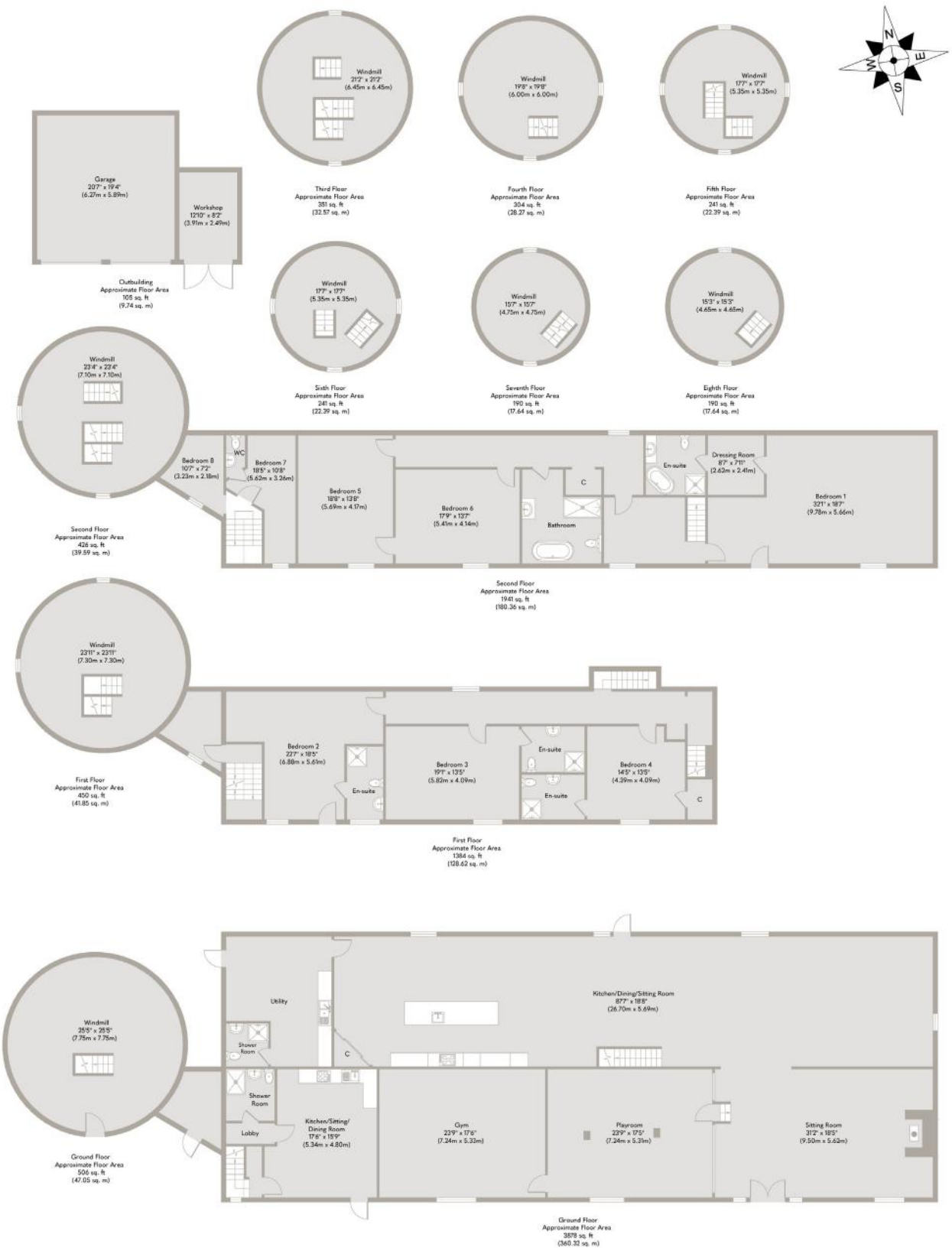


A property of remarkable scale, history and versatility.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Sutton

RURAL VILLAGE CLOSE TO THE NORTH NORFOLK COAST

Sutton is a charming rural village in Norfolk, situated close to the north Norfolk coast and within easy reach of the market town of Stalham. Surrounded by beautiful open countryside, the village offers a peaceful setting for those looking to embrace a slower pace of life, while remaining well placed for exploring the coast and the Norfolk Broads. The surrounding landscape provides plenty of opportunities for walking, cycling and enjoying the area's abundant wildlife, with the waterways and beaches of the Broads and coast both easily accessible.

Despite its rural character, Sutton is conveniently positioned for access to the surrounding towns and villages. Stalham is just a short drive away and provides a useful range of everyday amenities, while the nearby town of North Walsham offers further shopping, healthcare, schooling and leisure facilities. The historic city of Norwich is also within easy reach by road, providing an extensive choice of independent shops, restaurants, cultural attractions and entertainment.

The Norfolk Broads are a particular highlight of the area, with the nearby waterways offering opportunities for boating, fishing and peaceful days spent exploring the countryside by water. The north Norfolk coast is also within easy reach, with the sandy beaches of Sea Palling and Waxham and the picturesque coastal villages of Happisburgh and Winterton-on-Sea providing plenty of opportunities for seaside walks and days by the sea.

For those who enjoy exploring the outdoors, the area is well served by a network of footpaths, country lanes and nature reserves. From peaceful countryside walks to coastal adventures and leisurely days on the Broads, Sutton offers an appealing blend of rural tranquillity, outdoor living and easy access to some of Norfolk's most beautiful landscapes.









Note from Sowerbys



"An extraordinary sense of history and presence."

SERVICES CONNECTED
Mains water and electricity. Drainage via septic tank. Electric central heating.

COUNCIL TAX
Band H.

ENERGY EFFICIENCY RATING
An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE
Freehold.

LOCATION
What3words: ///pouting.jogged.youths

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SOWERBYS

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