



Wortwell Mill

Wortwell | Harleston | Suffolk

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& PARKER**





Wortwell Mill

Wortwell | Harleston | Suffolk

Bungay 5 miles, Diss 12 miles, Norwich 25 miles,
Ipswich 32 miles

Stunning converted mill and mill
house in an exceptional rural setting

Reception Hall | Kitchen/Breakfast/Living Room
Study/Bedroom | Shower Room | Utility Room | Pantry
Bedroom/Office/Living Room | 3 Further Bedrooms
Bathroom | |Shower Room | Store Room | Second Floor
Reception Room | Gantry | Wheel Room (used as store)

2.5 acres







Situation

- Wortwell Mill enjoys an exceptional rural location on the banks of the river Waveney surrounded by the gently undulating and picturesque countryside of the Waveney Valley. The mill enjoys wonderful far reaching views up and down the river which meanders through the wide valley with pasture land to either side.
- Wortwell Mill is accessed over a long winding track from the centre of the village which lies close to the Norfolk/Suffolk border approximately 12 miles to the east of Diss. There is a mainline railway station at Diss, with a journey time to London Liverpool St station of approximately 90 minutes. The A143 connects to the A14 providing a dual carriageway link to the country's motorway network.
- Wortwell Mill lies approximately 3 miles from the principally Georgian market town of Harleston. This charming town centres around the market place and offers a wide variety of shopping, including excellent delicatessens, antique shops, interior design and ladies' boutiques, complementing the standard shops and a supermarket.

History

Whilst there is a record of a mill at Wortwell from the time of the Domesday book, when it was known as Limbourne Mill, the current mill dates from around 1750. Amongst many others, there are references to the mill as part of a manor owned by the Benedictine Nunnery of Bungay around 1100, and later in conveyances of 1364 and 1767.

There are also various references to the mill in historical documents throughout the 18th, 19th and 20th centuries.

Eel Trap

From the early part of the 20th century this stretch of the Waveney was known for being rich in eels, and after flour production ceased an eel trap was installed to capitalise on an important food. For many years the eels caught here were sent to London hotels and restaurants as well as abroad. The current owners have, as part of the overall restoration, restored the eel trap which is adjacent to the mill.



Outside

Wortwell Mill occupies wonderful gardens and grounds which extend to approximately 2.5 acres through which runs the river Waveney.

The driveway leads over a bridge to a parking and turning area which is adjacent to the outbuilding (26'9" maximum x 15'6") which provides useful storage.

The garden is divided up into various different areas which include an area of orchard, adjacent to the outbuilding where there are also spacious borders and a line of espaliered lime trees leading up to mill.

Wortwell Mill

Wortwell Mill is a beautifully restored former mill and millhouse, which are Listed Grade II as being of architectural and historical importance.

The mill was the last working mill on the river Waveney and ceased functioning in 1948.

The mill building is of timber frame construction on a brick plinth, with weather boarded elevations under a pantiled roof. The 3 floors provide well proportioned accommodation with considerable character due to many period features being retained. On the ground floor the pitwheel, wallower, and spur wheel provide a wonderful focal point, on the first floor there are further mill workings on display and from the second floor steps lead up to the gantry, which provides a wonderful vantage point for views of the surrounding countryside. There are stunning views in all directions from within the mill.

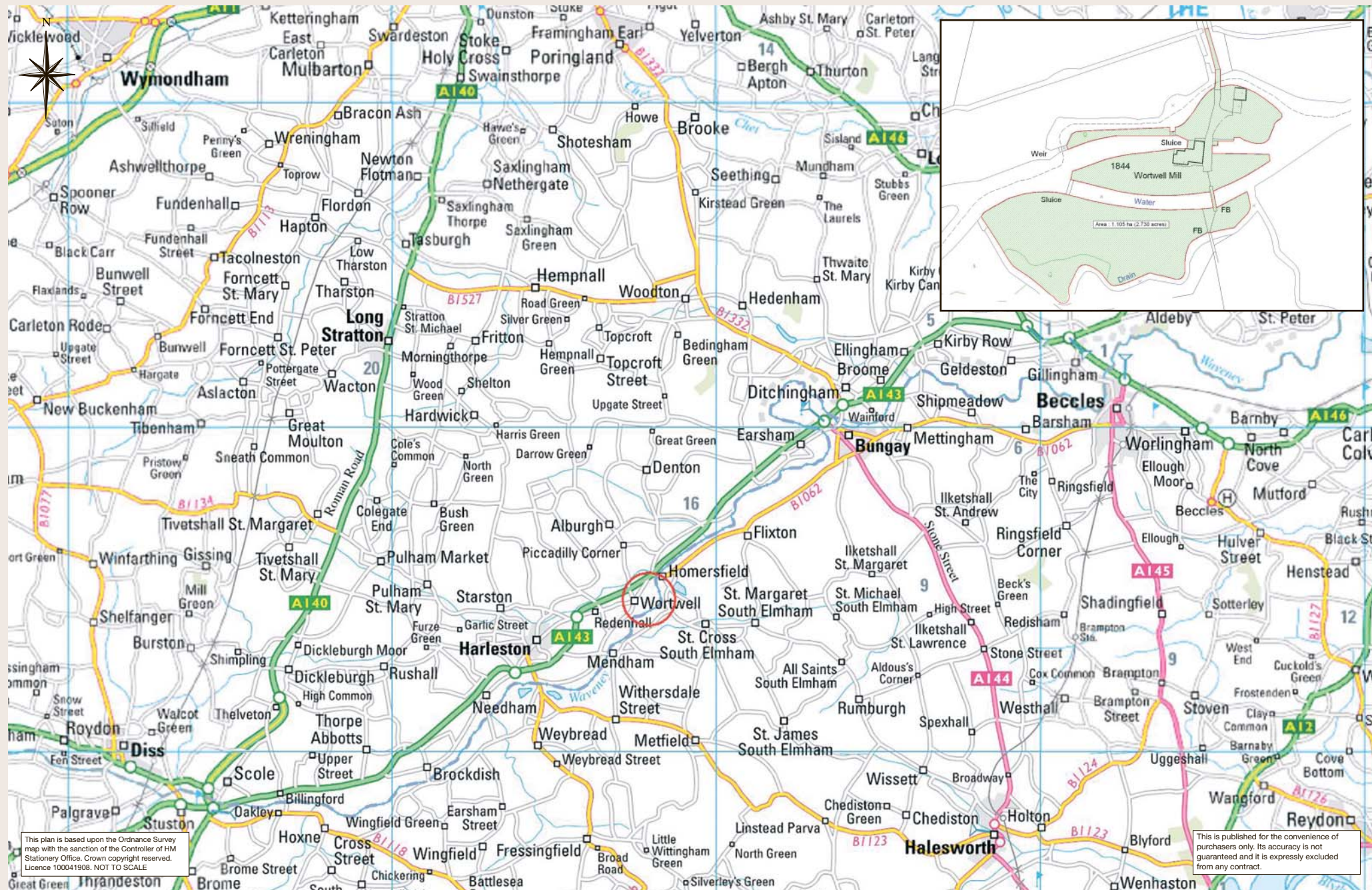
The brick built mill house provides attractive, period accommodation, which like the mill, has been recently restored and is beautifully presented throughout.

Wortwell Mill offers considerable flexibility in its accommodation and the rooms offer an extremely appealing combination of cosy rooms within the mill house with the large open plan rooms of the mill.

To the north of the mill is an area of garden enclosed by a yew hedge which includes shrub and flower borders. The gardens adjacent to the mill house are predominantly laid to lawn with a variety of roses, shrubs and trees, and from the mill "island" a bridge leads over to meadowland with cut paths and interspersed with a variety of mature trees.

The grounds provide a stunning setting for Wortwell Mill.





General

Services Mains water and electricity. Private drainage. Electric central heating.

Council Tax Band F

Postcode IP20 0HJ

Local authority Waveney District Council – Tel: 01502 523535

Agents Note There is a footpath which runs through the property

Directions

Take the A14 westbound and then the A140 Ipswich to Norwich road northbound. At Scole turn right heading eastbound on the A143 bypassing Harleston. At second roundabout turn right signposted 'Redenhall', through Redenhall to Wortwell, at Bell pub turn right. Proceed 100 yards and driveway is straight ahead.

From Norwich

Proceed south on the A140, driving though Long Stratton towards Diss. Bypass Diss on the dual carriageway and at the third roundabout turn left onto the A143. Please see above.

Viewing strictly by appointment through Strutt & Parker LLP

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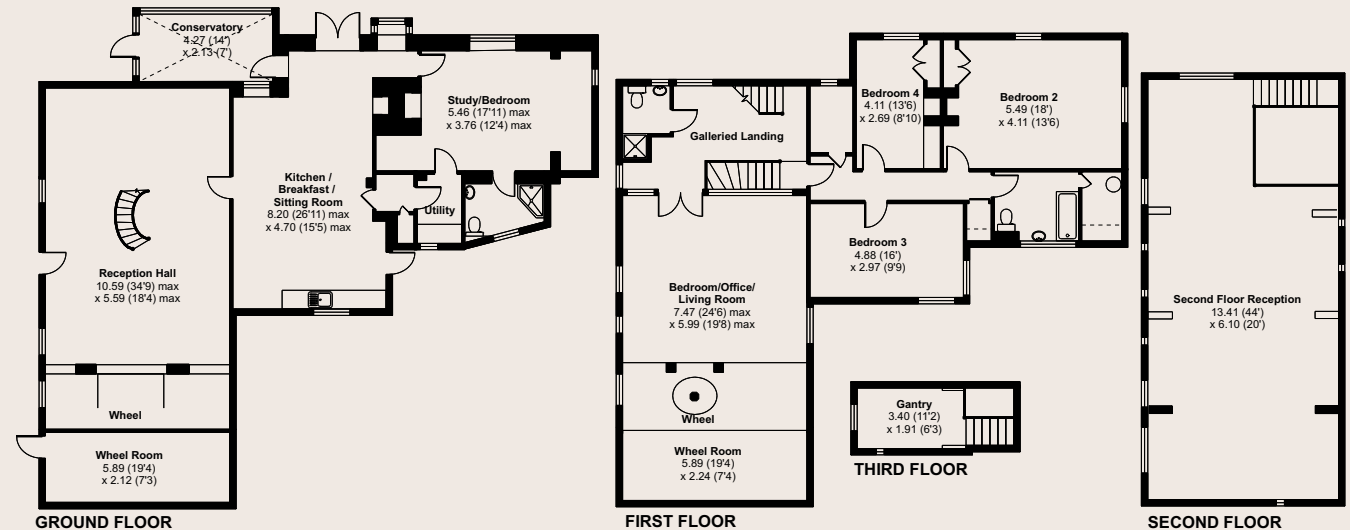
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GROSS INTERNAL AREA 404.4 SQM 4354 SQFT



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