



8 The Street, Dilham

In Excess of £650,000

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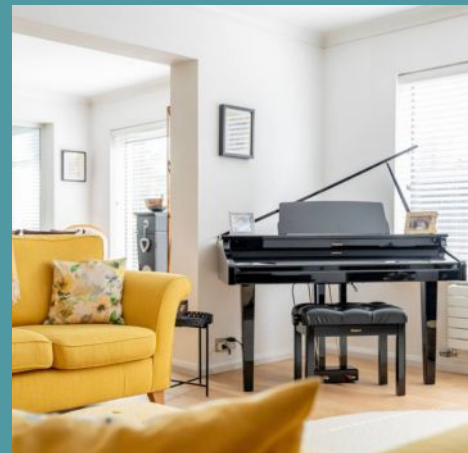
Dilham, North Walsham

This meticulously refurbished riverside home isn't just a property—it's an elevated lifestyle wrapped in light, space and open water where you'll find a 50ft quay-headed mooring. Whether you're searching for a full-time residence, a weekend escape, or an exceptional holiday let opportunity, this deceptively spacious home delivers in every way. Set at the very end of the navigable River Ant, with direct access to the Norfolk Broads, it offers a rare combination of total privacy, unspoilt views and modern design—while still being only a short drive from the bustling market towns of North Walsham and Stalham.

The Location

Located in the quiet village of Dilham, this property is positioned along The Street, offering a peaceful setting while still being close to everything you need. Surrounded by Norfolk's beautiful countryside, it's just a short drive from the Norfolk Broads, perfect for boating, walking, and wildlife watching.

The nearby market towns of North Walsham and Stalham provide a variety of shops, restaurants, and local services. With easy access to the Norfolk coastline and the city of Norwich, this property offers the ideal mix of village life and modern convenience.





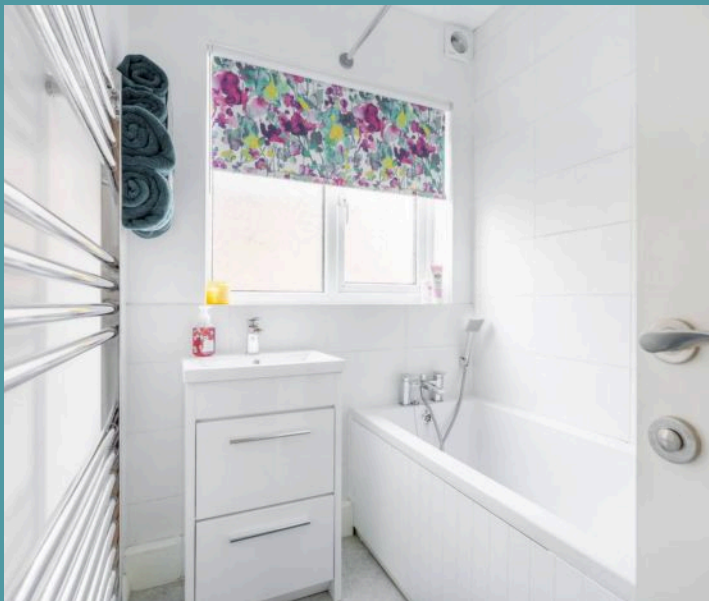
8 The Street

Dilham, North Walsham

The Street, Dilham

From the moment you arrive, there's a strong sense of space and seclusion. A wide gravelled drive, lined with mature hedging and picket fencing, opens up to reveal ample off-road parking and a detached garage with workshop area and additional storage. The property itself is beautifully finished inside and out. Step through the front door and you're greeted by a welcoming entrance hall—generously proportioned, with engineered oak floors underfoot and smart built-in storage. The layout flows effortlessly from here, offering an ease of movement that suits everyday living as much as weekend entertaining.

The main living area is designed for both comfort and style. Picture windows frame the garden and flood the room with natural light, while the wood-burning stove adds warmth and charm during the cooler months. Adjoining this, the triple-aspect garden room provides a serene all-season space with views stretching out towards the water. The kitchen is a centrepiece in itself: sleek quartz worktops, integrated appliances including a double oven and plate warmer, and a large corner larder ensure it's both highly functional and beautifully styled.





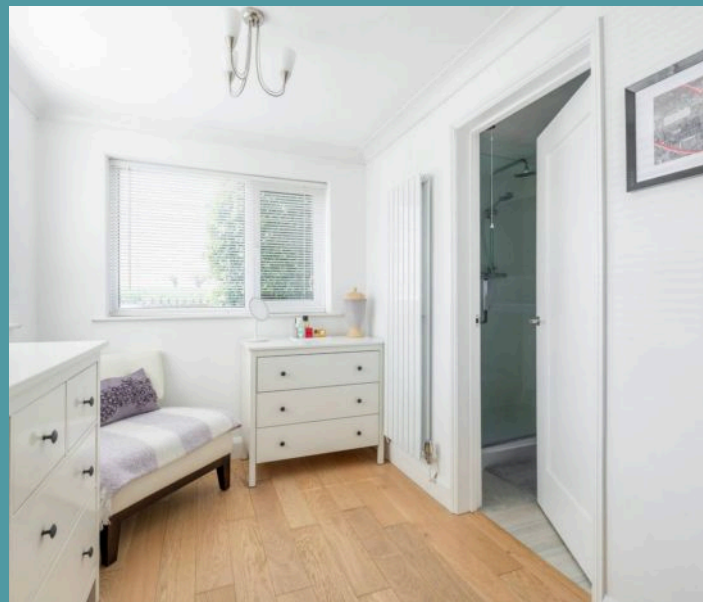
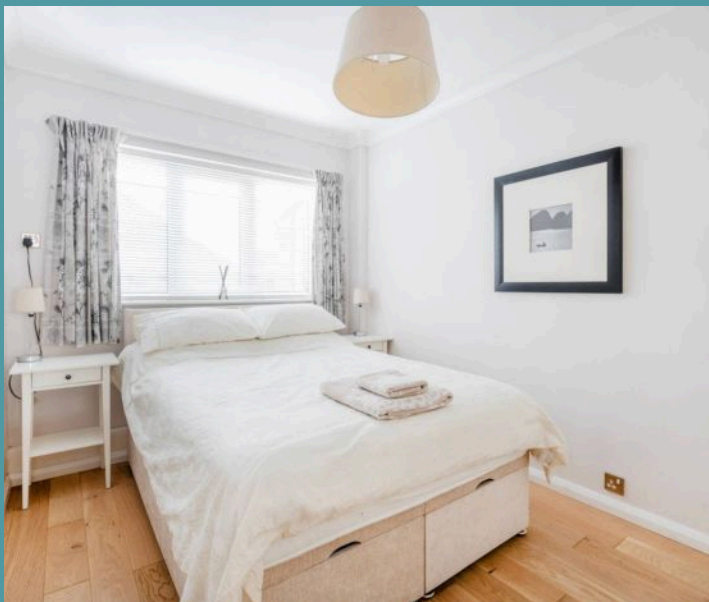
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Dilham, North Walsham

This home offers three proper double bedrooms, including a master suite complete with dressing area, triple-aspect windows, countryside views and a fully tiled en-suite shower room. The additional bedrooms are equally impressive, featuring stylish décor, fitted blinds and oak flooring. The family bathroom is modern and luxurious, with a shower-over-bath setup, while a separate WC adds further convenience.

But it's once you step outside that this property truly comes to life. The rear garden is a private setting, mostly laid to lawn with mature trees, colourful planting, and thoughtfully placed seating areas. An elevated sun deck connects directly from the house, making it the ultimate entertaining space—barbecue evenings, lazy lunches or simply stretching out in the sun, it's all here.

From the garden, steps lead down to the water's edge where you'll find a 50ft quay-headed mooring, a separate 24ft dock, and even your own slipway—offering unrivalled access to the Broads for boating, paddleboarding or kayaking straight from your doorstep. There's more: a timber summer house sits in pride of place overlooking the river, offering a quiet space or the perfect spot for sundown drinks. A separate timber studio with power and light makes working from home feel like a privilege—not a chore.





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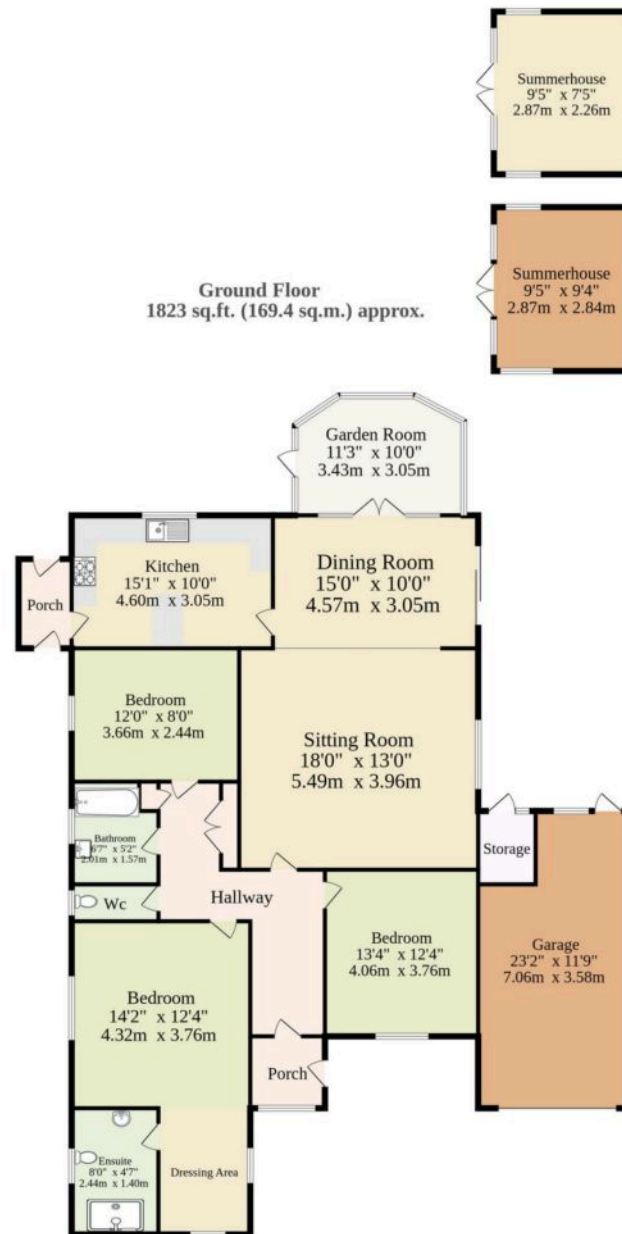
Dilham, North Walsham

Agents Note

Sold Freehold

Connected to oil-fired heating, mains water, electricity and alternative drainage.

- Prime riverside position with private 50ft quay-headed mooring offering direct access to the Norfolk Broads
- Triple-aspect garden room providing uninterrupted views of the river and garden, ideal for year-round enjoyment
- Beautifully designed kitchen with sleek quartz worktops, built-in double oven and plate warmer
- Detached garage with power, light, workshop area, and extra storage space, ideal for hobbies or as a handy utility space
- Elevated sun deck extending from the living area, offering the perfect spot for dining, barbecues or relaxing with views of the water
- Steps leading down to the private mooring, slipway, and 24ft dock, perfect for boating, kayaking, or paddleboarding directly from your doorstep
- Wide gravelled driveway with ample off-road parking, neatly bordered by mature hedging and picket fencing
- Quiet, picturesque village location with easy access to local amenities, shops, and eateries in North Walsham and Stalham
- Luxurious master suite with a dedicated dressing area, ensuite and triple-aspect windows



TOTAL FLOOR AREA : 1823 sq.ft. (169.4 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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