



3 The Street, Dilham
North Walsham



Minors & Brady

3 The Street

Dilham, North Walsham

Riverside living at its finest, this deceptively spacious home offers far more than first meets the eye. Flooded with natural light and featuring a stunning open-plan layout, it seamlessly combines comfortable family living with versatile spaces for extended family or guests. Step outside to a raised patio and well-stocked gardens leading down to a private quay-headed mooring, where the river becomes part of your everyday lifestyle. With a detached annex, multiple living spaces, and far-reaching views over garden, water, and countryside, this property is a rare opportunity to embrace the best of waterside life.



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- Extended and renovated riverside residence in the Norfolk village of Dilham
- Well-stocked riverside garden predominantly laid to lawn, gently sloping down to a private quay-headed mooring of approximately 50ft with slipway, perfect for boating, fishing, or waterside relaxation
- Established family ownership since the 1970s, with thoughtful renovation and extension in 2008, reflecting meticulous care, continuity, and a well-maintained, ready-to-move-in property
- Detached self-contained garden room with a kitchenette, shower room, and bunk room offering versatile accommodation for guests, extended family, a home office or a studio
- Impressive open-plan living space designed for relaxed, sociable living with a sitting, dining, and cooking area, featuring wide oak-finished wooden floors and integrated appliances
- Flooded with natural light through large windows and expansive sliding glass doors that open onto a raised patio, providing uninterrupted views over the garden, private mooring and the River Ant
- Two spacious ground-floor bedrooms with generous storage served by a stylish four-piece family bathroom
- First-floor master suite with panoramic vistas, a private en-suite shower room, and a bright study area
- Practical ancillary spaces including a large utility room, side porch, and internal access to a garage/workshop, providing convenience and additional storage
- Modern comfort features including sealed-unit double glazing, an efficient air-source heat pump with radiators and partial underfloor heating, and handcrafted oak doors throughout the home



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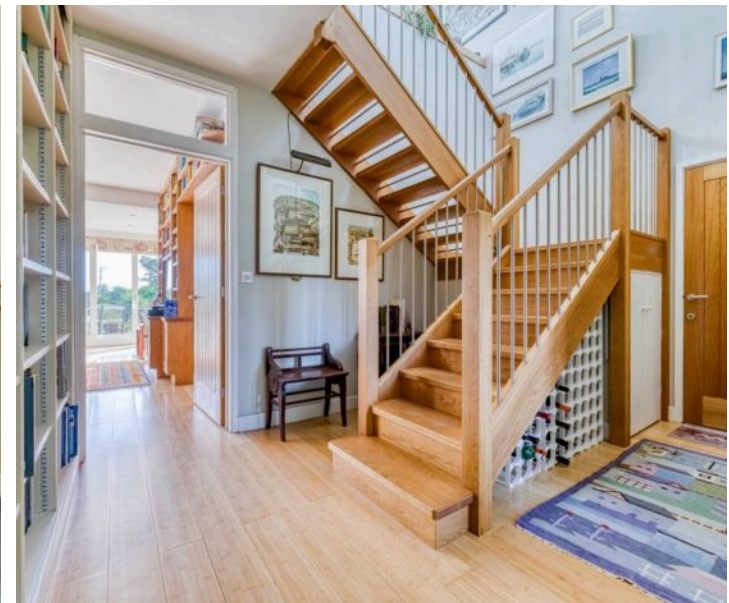
Location

The Street is the heart of the picturesque Norfolk village of Dilham, a peaceful settlement located alongside the River Ant within the Norfolk Broads. While Dilham itself has few shops, essential amenities are readily available in nearby Stalham, just a short drive away, where residents can find supermarkets, independent stores, cafes, and other day-to-day services.

For education, Dilham falls within the catchment of Stalham Infant School and Stalham High School, providing primary and secondary education respectively. Younger children may also attend Wroxham School or North Walsham Infant and Junior Schools, while secondary options include Aylsham High School, all within a reasonable driving distance.

Transport links are modest but practical: the village is accessible via the A149, connecting to nearby towns and the coast. Local bus services link Dilham to Stalham, North Walsham, and Aylsham, while the nearest railway stations in North Walsham and Aylsham provide direct connections to Norwich and the wider national rail network.

Despite its small size, Dilham benefits from a strong sense of community, centered around Dilham Village Hall, which hosts events, clubs, and gatherings. Outdoor enthusiasts enjoy walking along the Weavers' Way, exploring the scenic River Ant, or venturing into the wider Norfolk Broads for boating, fishing, and wildlife spotting. The combination of serene rural living, accessible amenities, and strong community spirit makes The Street an attractive and highly desirable location in Norfolk.



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This beautifully presented riverside residence combines timeless charm with modern comfort, creating an inviting retreat for both everyday living and leisurely escapes.

Owned by the same family since its construction in the 1970s, the home exudes a sense of care and continuity, yet feels wonderfully up to date thanks to a thoughtful renovation, remodelling and extension completed in 2008. From the moment you step into the glass-fronted entrance porch and welcoming reception hall, the light and flow of the house become immediately apparent.

At the heart of the property is an impressive open-plan living space designed for relaxed, sociable living. Distinct zones, a cosy sitting area with wood burner, a generous dining area and a fully fitted kitchen with integrated appliances, seamlessly connect beneath oak finishes and wide wooden floors. Expansive sliding glass doors frame sweeping views and open onto a raised patio, where long summer evenings can be spent overlooking the garden, the private mooring, scenic river and the uninterrupted countryside beyond.

Practicality is equally well considered, with a large utility room and side porch, as well as two comfortable ground-floor bedrooms served by a stylish four-piece bathroom and internal access to the garage/workshop. An elegant oak staircase leads to a bright first-floor study area and the serene master suite, complete with panoramic vistas and an en-suite shower room.



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Outside, the well-stocked riverside garden is laid mainly to lawn and gently slopes down to a private quay-headed mooring of approximately 50ft, including a slipway, offering endless opportunities for boating, fishing, or simply enjoying the water (stms).

Additional features such as sealed-unit double glazing, an efficient air-source heat pump with radiator and partial underfloor heating, and handcrafted oak doors complete this rare blend of character and contemporary comfort. This is a home where tranquil waterside living meets modern lifestyle convenience.

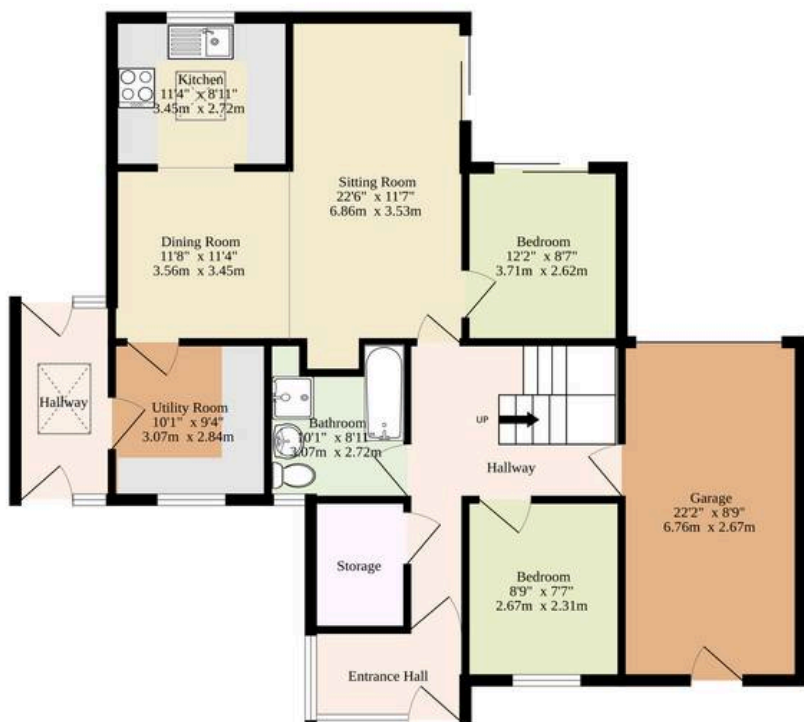
Agents note

Freehold

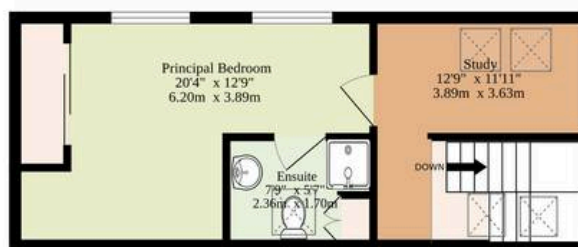
Solar panels



Ground Floor
1466 sq.ft. (136.2 sq.m.) approx.



1st Floor
416 sq.ft. (38.6 sq.m.) approx.



Annex
210 sq.ft. (19.5 sq.m.) approx.



Sqft Includes The Garage And Annex

TOTAL FLOOR AREA : 2092 sq.ft. (194.4 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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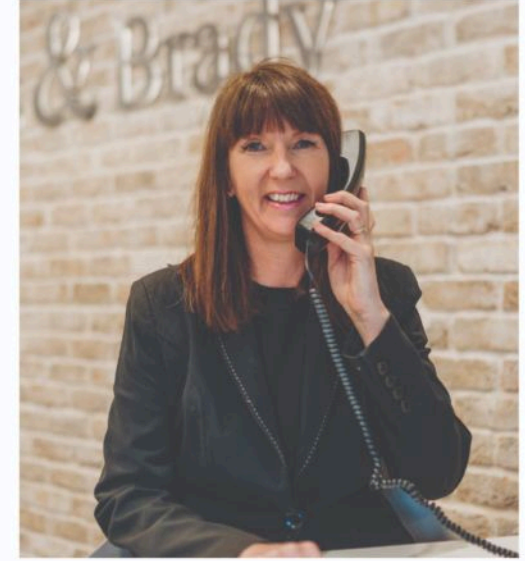
Dreaming of this home? Let's make it a reality



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Minors & Brady
Your home, our market



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