



Sunnyside Staithe Road, Ludham

Great Yarmouth



Minors & Brady

Sunnyside Staithe Road

Ludham, Great Yarmouth

In the heart of Ludham village, this restored cottage immediately captures attention with its timeless character and welcoming atmosphere. Original beams, cast iron fireplaces, and solid wooden doors set the tone for a home that is full of personality and charm. The sitting room, centred around a cosy wood burner, offers a relaxed space for everyday life, while the dining room, with its open fireplace, provides a warm backdrop for family meals and entertaining. The kitchen and utility are thoughtfully arranged for practical living, and upstairs, three bedrooms offer flexibility for work, family, or leisure. Outside, a private courtyard and views over St. Catherine's Church complete a property that is both distinctive and inviting in a desirable village location.

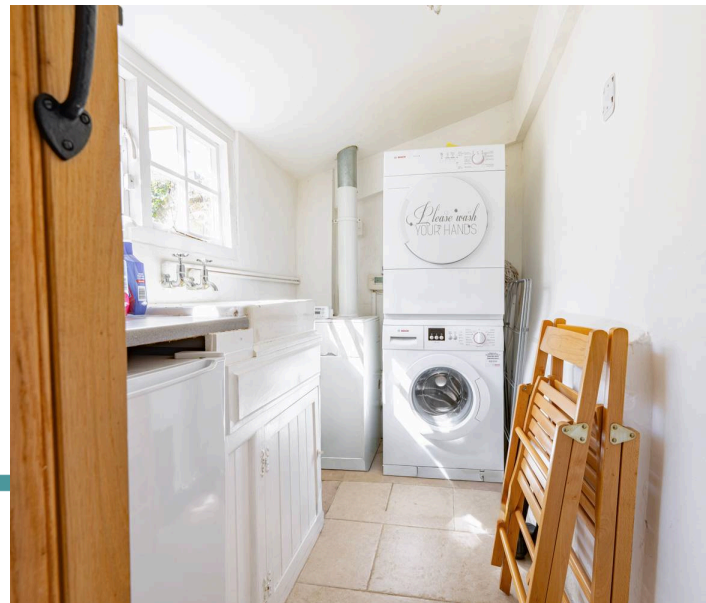


M&B

Sunnyside Staithe Road

Ludham, Great Yarmouth

- Restored cottage proudly positioned in the village and civil parish of Ludham, in Norfolk
- Retains the properties original character features of exposed beams, cast iron fireplaces, wooden doors and a unique safe that is built into the wall
- Comfortable living room accentuated by a cosy wood burner, creating a warm and inviting atmosphere for relaxation
- Formal dining room with an open fireplace, creating a welcoming spot for family meals and hosting
- Kitchen fitted with cabinetry, a sink/drainers unit, an integrated oven, areas for your own appliances and a functional utility room
- Convenient ground-floor shower room and a first-floor bathroom, both comprising modern suites
- Three bedrooms offering the utmost comfort and privacy, with the flexibility to have a home office, dressing room or nursery
- A private, low-maintenance courtyard that is paved for seating arrangements
- Overlooks the beautiful St. Catherine's church at the rear of the property



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Ludham, Great Yarmouth

Ludham

Staithe Road lies at the heart of Ludham, a quiet village in the Norfolk Broads, surrounded by rivers, dykes, and open farmland. The area has a distinctly rural and waterside character, with houses set along a gently curving road, many with views over gardens or nearby water channels. The setting is peaceful but not isolated, the village centre is a short walk away, where everyday essentials are available. Ludham has a small village shop and post office, a butcher, a tea room, a florist/gift shop, and a couple of pubs, giving residents convenient access to local services without needing to drive.

For families, the nearest primary school is Ludham Primary School and Nursery, while secondary schools are located in nearby towns such as Stalham or North Walsham, making the village suitable for children of all ages with a short commute. Transport links are limited but functional: local buses connect Ludham to surrounding towns, and the nearest railway station is at North Walsham, providing access to Norwich and other regional destinations.

Life on Staithe Road combines the quiet charm of village living with ready access to the Broads' outdoor lifestyle, boating, walking, and cycling are all easily accessible. The neighbourhood attracts people seeking a slower pace, riverside scenery, and a strong sense of community, while still being within reach of larger towns for work, shopping, or leisure.



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Restored with care, this charming cottage occupies a proud position in the heart of the village and civil parish of Ludham, Norfolk. The property retains many of its original character features, from exposed beams and cast iron fireplaces to solid wooden doors and a distinctive wall-built safe, each detail contributing to its enduring appeal.

The living spaces are both welcoming and practical. The sitting room, centred around a cosy wood burner, provides a comfortable setting for everyday life, while the formal dining room, with its open fireplace, offers a warm and inviting backdrop for family meals and entertaining. The kitchen has been thoughtfully fitted with cabinetry, a sink and drainer, an integrated oven, and space for your own appliances, complemented by a functional utility room to manage daily routines with ease.

Accommodation is arranged across two floors, offering flexibility and comfort. A ground-floor shower room is convenient for day-to-day use, while upstairs, a well-appointed bathroom features a four-piece suite with both a separate bathtub and shower cubicle. Three bedrooms provide generous space, each offering privacy and adaptability, whether for a home office, dressing room, or nursery.



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Externally, the property continues to impress. A private courtyard, paved for seating, creates a practical outdoor space, while the frontage is low-maintenance and neatly presented, offering immediate kerb appeal. From the rear, the cottage overlooks the beautiful St. Catherine's Church, providing a striking and memorable village backdrop.

This property strikes a rare balance between traditional character and modern convenience, offering a home that is comfortable, practical, and full of personality.

Agents Notes


Freehold

Oil central heating system.

Connected to mains water, electricity and drainage.

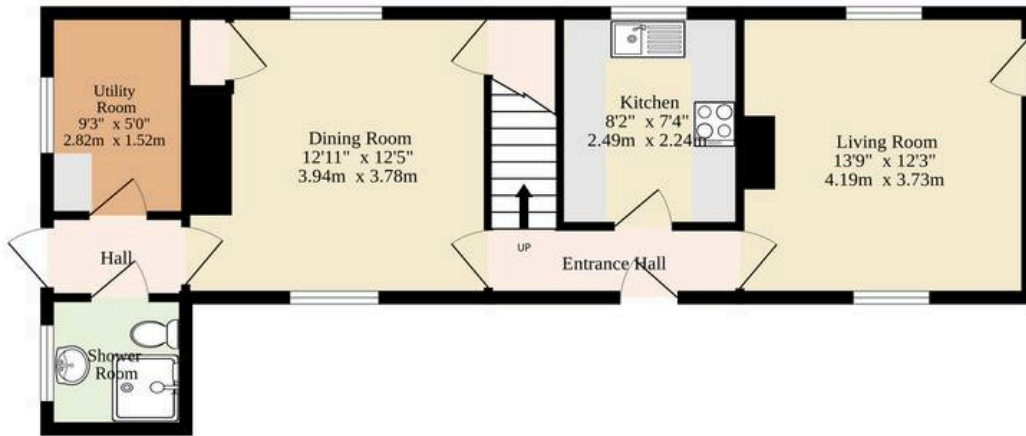
On-road parking (Minors & Brady are unable to verify this information).



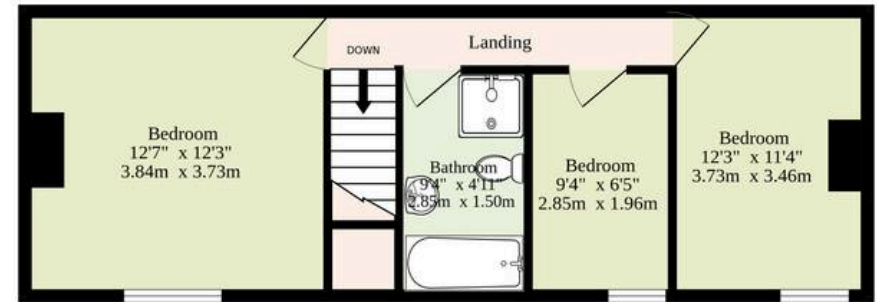
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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Ground Floor
555 sq.ft. (51.6 sq.m.) approx.



1st Floor
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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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Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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