



3 Staithe Cottage The Staithe, Stalham

Norwich



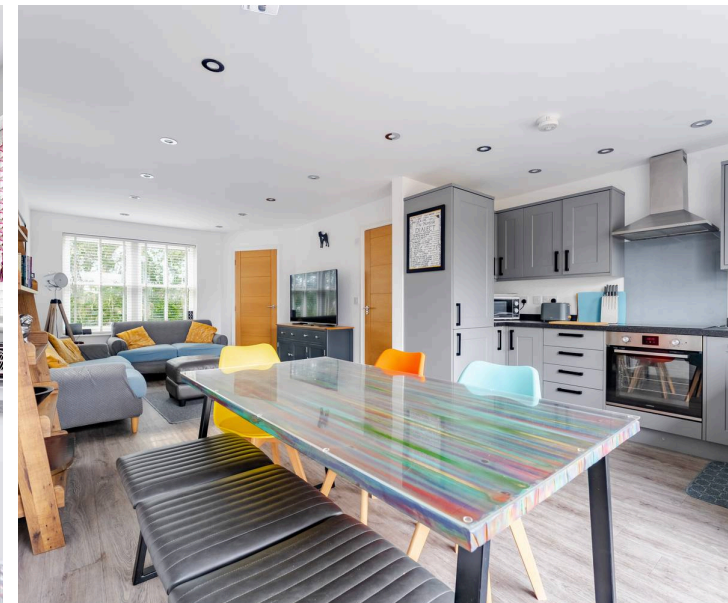
Minors & Brady

3 Staithe Cottage The Staithe

Stalham, Norwich

An exceptional Broads home moments from the water, offering stylish living, superb versatility and a sought-after riverside setting. Beautifully presented throughout, this impressive three-bedroom property is arranged over three floors and enjoys a desirable location just moments from the river and Staithe. The spacious open-plan kitchen, dining and living area creates a fantastic social hub, with bi-fold doors opening onto the enclosed rear garden. Well-proportioned bedrooms, including a principal suite with en-suite shower room, are complemented by a stylish family bathroom and ground floor cloakroom. Outside, there is a low-maintenance garden and dedicated parking, while local amenities, pubs and waterside walks are all within easy walking distance. Having operated successfully as a holiday let with no occupancy restrictions and offered with no onward chain, this is an exceptional opportunity as a main residence, second home or holiday investment.

- Exceptional Broads home just moments from the river and Staithe
- Successful holiday let with no occupancy restrictions in place
- Ideal as a permanent residence, second home or investment property
- Stylish open-plan kitchen, dining and living space with bi-fold doors
- Three well-proportioned bedrooms arranged across three floors
- Principal bedroom with a contemporary en-suite shower room
- Modern family bathroom and convenient ground floor cloakroom
- Enclosed, low-maintenance rear garden perfect for entertaining
- Shared off-road parking exclusively serving three cottages
- No onward chain and energy-efficient air source heat pump system



M&B



M&B

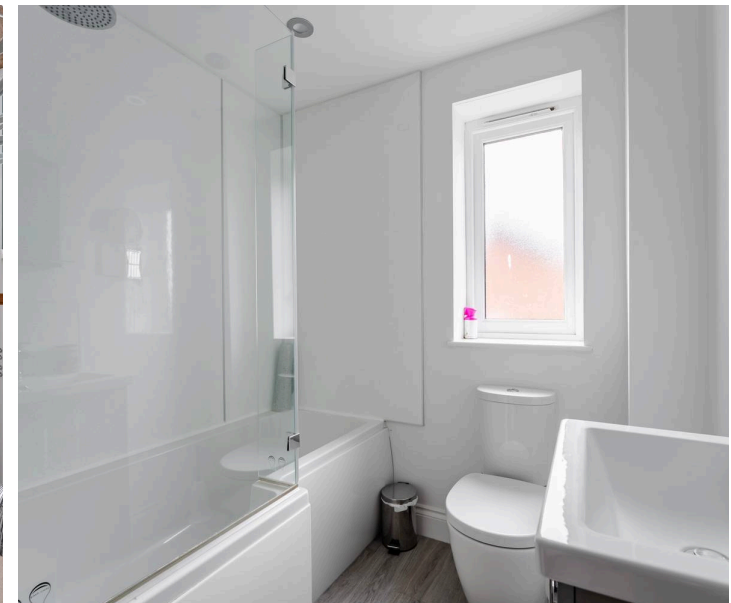
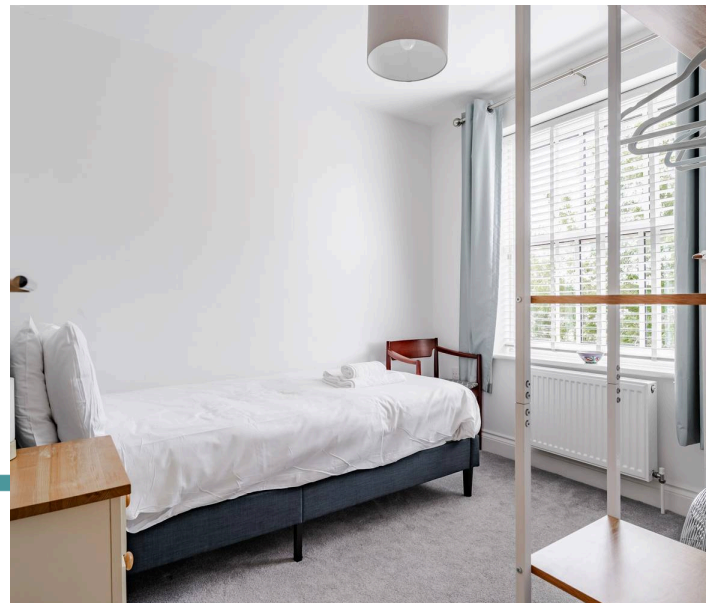
The Location

Situated in the thriving Broadland market town of Stalham, this location offers an enviable combination of everyday convenience, natural beauty and year-round appeal. The town centre is within easy reach and provides a wide range of amenities, including independent shops, cafés, traditional services, healthcare facilities and a Tesco Superstore. Well-loved local businesses, including the renowned Stalham Butchers, contribute to the town's strong community atmosphere and welcoming character.

Stalham remains one of the most popular gateways to the Norfolk Broads, making it an attractive destination for both permanent residents and holidaymakers. The nearby waterways offer endless opportunities to explore this unique national park, whether by hiring a day boat, enjoying a peaceful cruise, paddleboarding, fishing or simply taking in the stunning waterside scenery. The area is renowned for its abundance of wildlife, picturesque villages and miles of scenic walking and cycling routes.

For those seeking a holiday home or investment property, the location is perfectly placed to take advantage of the area's many visitor attractions. Family favourites such as BeWILDerwood, Wroxham Barns and the beautiful Broadland villages are all within easy reach, while the nearby coastline offers another dimension to the local lifestyle. The sandy beaches and dunes at Sea Palling provide an ideal setting for coastal walks, family days out and relaxing by the sea.

Stalham itself offers a charming balance of historic market-town character and modern convenience, with schools, leisure facilities, community events and everyday services all contributing to its continued popularity. A selection of pubs, restaurants and cafés can be found both within the town and throughout the surrounding villages, allowing residents and visitors alike to enjoy the best of Norfolk's hospitality.



M&B

3 Staithe Cottage The Staithe

Stalham, Norwich

The Staithe, Stalham

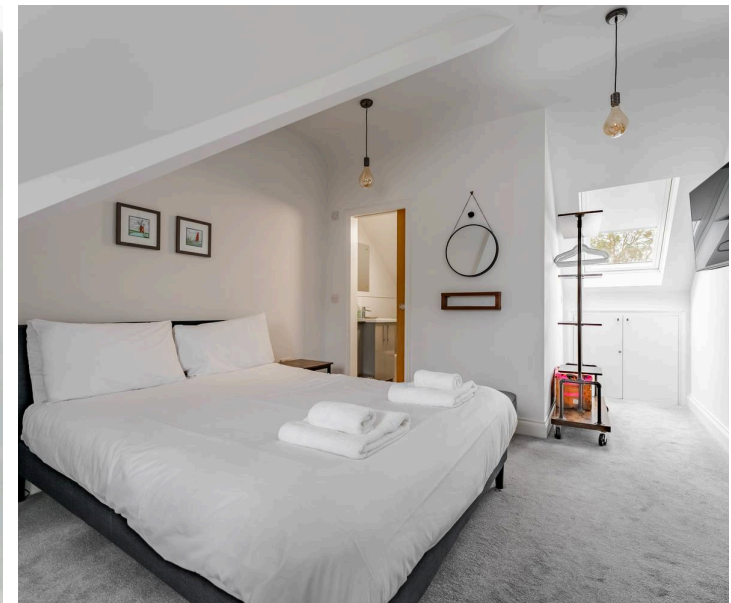
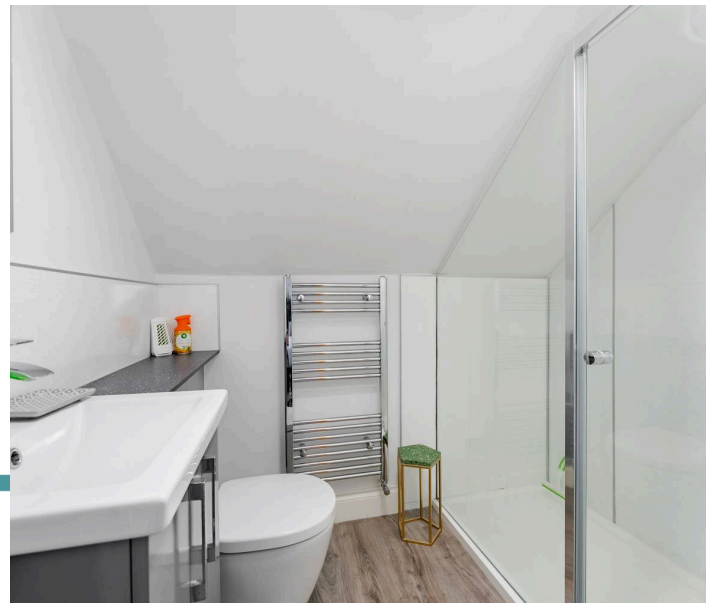
Enjoying an enviable position in the heart of the Norfolk Broads and just moments from the river, this beautifully presented three-bedroom home offers an exceptional opportunity to acquire a property that seamlessly blends characterful charm with modern convenience.

Whether you're searching for a stylish permanent residence, a relaxing second home or a proven holiday let investment, this versatile property is perfectly equipped to suit a variety of lifestyles and enjoys the added benefit of being offered with no onward chain.

The property immediately impresses with its attractive appearance and high standard of presentation throughout. Upon entering, a welcoming entrance hall provides access to a convenient ground floor cloakroom before leading through to the stunning open-plan living space at the rear of the home.

Designed with modern living in mind, the impressive kitchen, dining and living area forms the true heart of the property. The fitted kitchen offers a range of units and integrated appliances, creating a practical and stylish environment for everyday living. There is ample space for dining and entertaining, while the open-plan layout encourages a sociable atmosphere throughout.

Large bi-fold doors open directly onto the rear garden, flooding the room with natural light and providing a seamless connection between indoor and outdoor living.



M&B

3 Staithe Cottage The Staithe

Stalham, Norwich

Arranged over the upper floors, the bedroom accommodation is both spacious and flexible. The principal bedroom occupies a particularly impressive position and benefits from dual aspects together with its own private en-suite shower room. Two further bedrooms provide excellent accommodation for family members, guests or those working from home, all served by a well-appointed family bathroom complete with both a bath and separate shower.

Throughout the property, contemporary finishes sit comfortably alongside attractive character features, creating a home that feels both stylish and welcoming. The use of modern heating via an air source heat pump also enhances the property's efficiency and practicality.

Outside, the enclosed rear garden has been designed for ease of maintenance whilst still providing an attractive space to relax, dine and entertain during the warmer months.

Parking is located to the rear of the property and is shared exclusively between the three cottages, providing valuable off-road parking.

Having operated successfully as a holiday let and benefiting from no occupancy restrictions, this outstanding home presents a superb opportunity for buyers seeking a permanent residence, holiday retreat or investment property within one of Norfolk's most desirable waterside locations.

Agents Note

This property will be sold freehold.

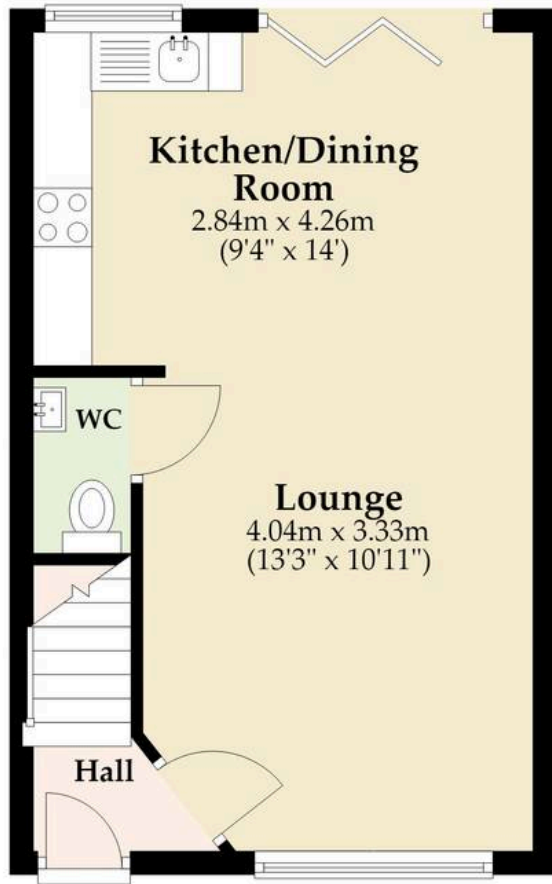
Connected to mains water, electricity and drainage. Followed by air-source heat pump.



M&B

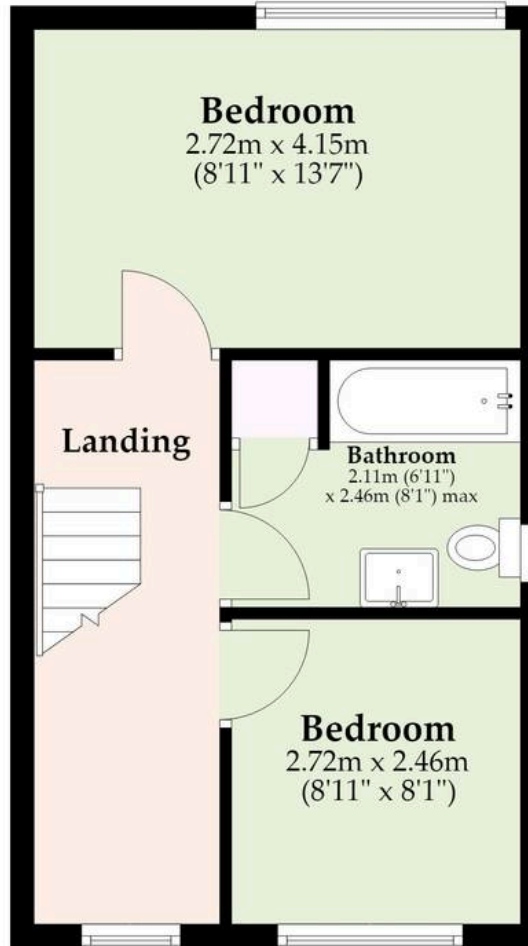
Ground Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



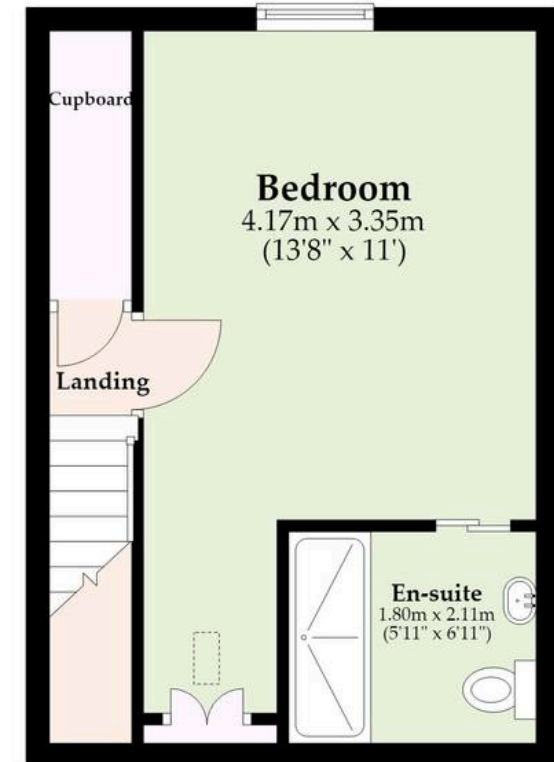
First Floor

Approx. 31.9 sq. metres (343.5 sq. feet)



Second Floor

Approx. 25.6 sq. metres (275.7 sq. feet)



Total area: approx. 87.3 sq. metres (939.2 sq. feet)

M&B

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk