



118 High Street, Stalham

Minors & Brady



118 High Street

Stalham, Norwich

A rare opportunity to acquire Café Charlotte, a well-established High Street premises complete with a generous three-bedroom duplex home. Occupying a prominent position in the heart of Stalham, the property enjoys excellent visibility to passing vehicles and pedestrians, combining an established commercial space with spacious residential accommodation above.

Arranged across four floors and rich in character throughout, the building offers versatile business space, a commercial kitchen and an attractive split-level courtyard garden. The duplex apartment provides generous accommodation, including three bedrooms, comfortable reception rooms, a kitchen/dining room and a versatile additional room. Whether utilised as a live-work opportunity, investment purchase or commercial premises with owner's accommodation, the flexibility on offer is exceptional. A unique property blending lifestyle, character and commercial potential within one of Broadland's most popular market towns.

- Prominent High Street position with excellent visibility
- Well-established commercial premises known as Café Charlotte
- Spacious three-bedroom duplex apartment above
- Flexible mixed-use opportunity across four floors
- Character features including exposed beams and fireplaces
- Generous customer-facing trading and seating areas
- Commercial kitchen and preparation space
- Attractive split-level courtyard garden to the rear
- Versatile additional room ideal for office or hobby use
- Situated in the heart of the thriving Broadland town of Stalham





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The Location

Positioned prominently on Stalham High Street, this property enjoys an exceptional trading location at the heart of one of Broadland's most established market towns. Benefitting from excellent visibility to passing vehicles and pedestrians throughout the day, the position provides valuable exposure and a strong presence within the town centre environment.

The High Street serves as the focal point of Stalham's community, home to a variety of independent retailers, cafés, professional services and everyday amenities. The property is surrounded by a mix of established businesses and residential housing, generating consistent passing trade and contributing to the town's vibrant atmosphere.

Stalham itself is a thriving market town with a strong local community and an excellent range of facilities, including supermarkets, healthcare services, schools and leisure amenities. The town continues to attract both residents and visitors, particularly due to its close connection to the Norfolk Broads, which lie just a short distance away and bring additional tourism to the area throughout the year.

The location also benefits from convenient access to neighbouring Broadland villages, the Norfolk coastline and the regional centre of Norwich. Sea Palling's renowned sandy beaches are within easy reach, while Norwich provides extensive shopping, dining, cultural attractions and mainline rail connections.



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High Street, Stalham

Prominently positioned on Stalham High Street, this substantial four-storey mixed-use property presents a rare opportunity to acquire a characterful building that successfully combines commercial premises with spacious residential accommodation above.

Currently operated as a café, the property occupies a highly visible position within the town centre, benefitting from excellent exposure to passing pedestrians and vehicles throughout the day, making it an attractive proposition for owner-occupiers, entrepreneurs and investors alike.

The commercial element occupies the ground and lower ground floors and offers a wealth of flexibility for a variety of potential uses, subject to any necessary consents. The principal trading area is an impressive open-plan space characterised by its abundance of natural light, exposed beams, brick and flint detailing, original fireplaces and vaulted elements, all of which combine to create a welcoming and memorable environment. Large windows to both the front and rear help draw light through the space, whilst the prominent High Street frontage ensures a strong visual presence.

Further commercial accommodation can be found at the lower ground floor level, where an additional seating or customer area enjoys direct access to the courtyard garden via French doors. This versatile space lends itself perfectly to continued hospitality use but could also support a range of alternative business activities.



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In addition, there is a dedicated preparation area and commercial kitchen space, creating a practical and efficient working environment. Existing equipment may be available by separate negotiation. To the rear, a delightful split-level courtyard garden provides an attractive outdoor area, offering valuable additional seating potential for hospitality businesses or simply a pleasant outdoor retreat. Designed with ease of maintenance in mind, the space enjoys a degree of privacy and character rarely found in properties occupying such a central High Street position.

Above the commercial premises, the residential accommodation is arranged as a duplex apartment extending across the upper floors. Separate from the commercial space, the apartment offers surprisingly generous living accommodation and is filled with period charm throughout.

The first floor centres around a spacious kitchen and dining room, fitted with a range of units and offering ample room for everyday dining and entertaining. Character features, including a traditional fireplace, add warmth and personality to the room. Adjacent to the kitchen, a comfortable lounge enjoys views towards the High Street and provides an inviting space for relaxation.

A versatile additional room offers flexibility for use as a study, dressing room, hobby room or occasional guest accommodation.





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The second floor is home to three well-proportioned bedrooms, each enjoying a bright and airy feel. The arrangement works particularly well for families or those requiring additional work-from-home space. A family bathroom serves the accommodation and offers practical facilities for modern living.

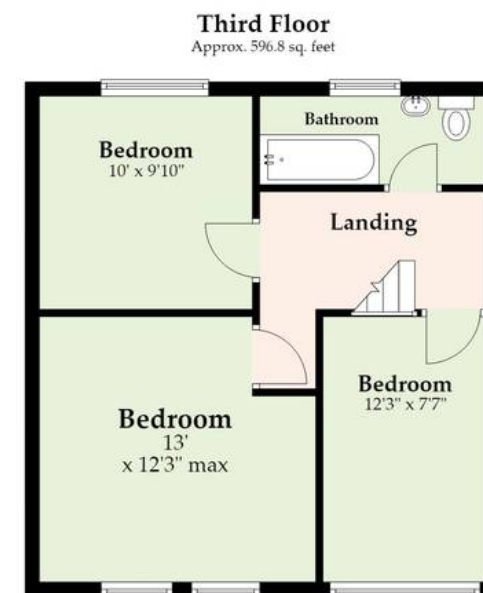
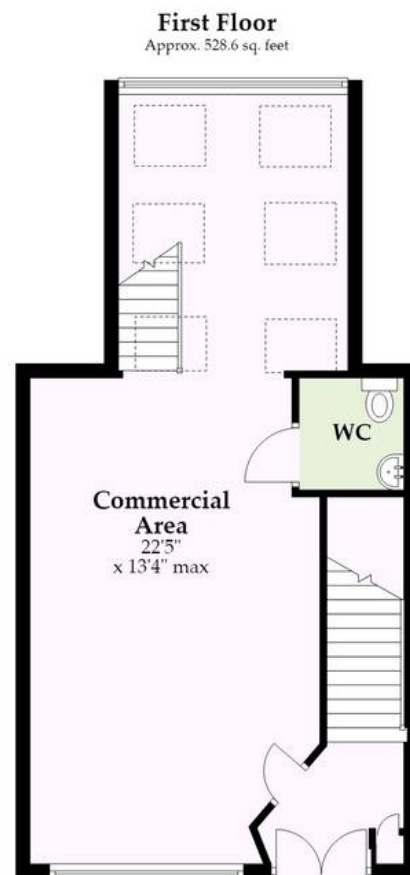
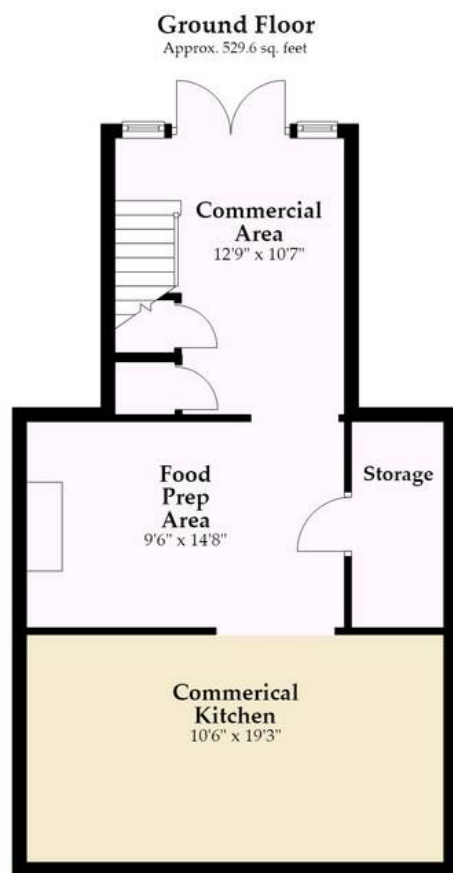
Throughout the building, an abundance of character remains evident, with attractive period details helping to create a property with a genuine sense of individuality. The combination of commercial and residential accommodation offers a variety of lifestyle and investment possibilities, whether utilised as a live-work environment, income-producing asset or business premises with owner's accommodation above.

Agents Note

This property will be sold freehold and connected to mains water, electricity and drainage.



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Total area: approx. 2122.2 sq. feet

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.

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