

Wanderer, Sutton Staithe Boatyard Ltd, Staithe Road, Sutton

Minors & Brady

Wanderer, Sutton Staithe Boatyard Ltd, Staithe Road

Sutton

A rare waterside retreat offering elevated views, modern comforts and direct access to the Norfolk Broads lifestyle. Arranged in a distinctive upside-down design, this charming home maximises its picturesque setting with a bright first-floor living space, vaulted ceilings and a balcony overlooking the nearby boating facilities. The well-presented accommodation includes a generous bedroom with courtyard access, a fitted bathroom and an inviting open-plan living environment. Recent upgrades, including a new boiler, heating system and electric radiators, enhance comfort and practicality throughout. With private outdoor spaces, allocated parking and a sought-after Broadland location close to the coast, this versatile property is perfectly suited as a permanent home, holiday retreat or investment opportunity.

- Rare waterside retreat in the heart of the Norfolk Broads, enjoying elevated views towards nearby boating facilities and a peaceful Broadland setting
- Unique upside-down design, thoughtfully arranged to maximise natural light, views and the sense of space throughout the home
- Impressive first-floor open-plan living accommodation with vaulted ceilings and large windows creating a bright and airy atmosphere
- Spacious sitting room with direct access to a private balcony, ideal for relaxing while taking in the surrounding waterside scenery
- Well-equipped fitted kitchen offering ample storage, workspace and practical functionality for everyday living
- Generous double bedroom featuring built-in storage and French doors opening directly onto the private courtyard garden

M&B









Wanderer, Sutton Staithe Boatyard Ltd, Staithe Road

Sutton

The Location

Sutton is a highly regarded Broadland village nestled within the beautiful Norfolk countryside, offering an attractive balance between rural tranquillity and everyday convenience. Situated close to the northern reaches of the Norfolk Broads National Park, the village is particularly appealing to those who enjoy outdoor pursuits, with an abundance of scenic walking routes, cycling opportunities and waterways nearby.

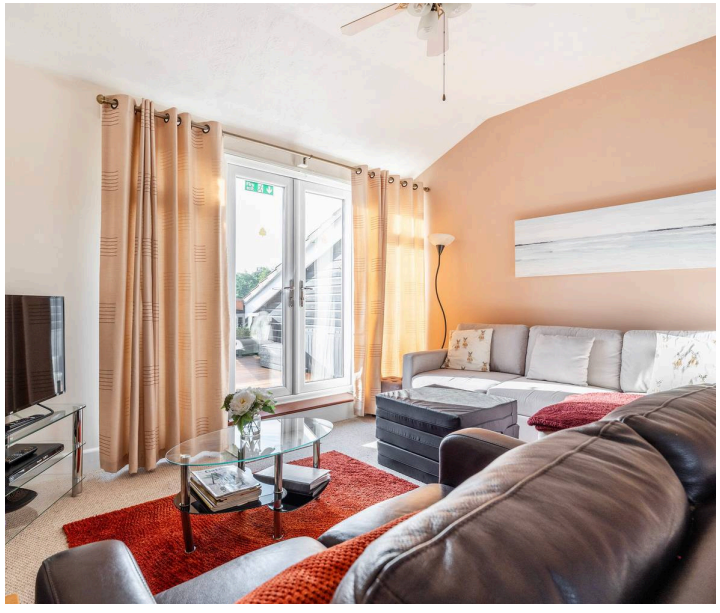
The village itself benefits from a welcoming community atmosphere and a selection of local amenities, while the neighbouring market town of Stalham provides a wider range of everyday facilities including shops, supermarkets, schooling, healthcare services and leisure amenities. For those seeking further choice, the popular riverside village of Wroxham, often referred to as the "Capital of the Broads", is within easy reach and offers an excellent selection of independent shops, cafés, restaurants and boating facilities.

The area is exceptionally well placed for exploring the Norfolk Broads, with numerous opportunities for sailing, paddleboarding, fishing and waterside recreation. The stunning Norfolk coastline, including beaches such as Sea Palling, Waxham and Happisburgh, is also easily accessible, making the location ideal for those who appreciate both countryside and coastal living.

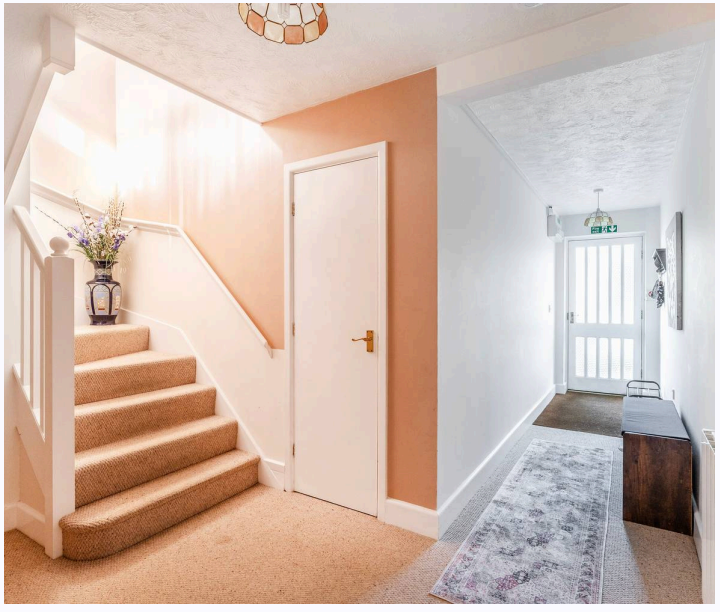
M&B













Wanderer, Sutton Staithe Boatyard Ltd, Staithe Road

Sutton

Staithe Road, Sutton

Set within a tranquil Broadland location, this unique home benefits from beautiful views across the surrounding area and is ideally positioned for those who enjoy boating, fishing and spending time on the water. Sutton Staithe is just moments away, while the nearby town of Stalham provides a good range of everyday amenities, shops and services. The Norfolk coastline and a selection of local beaches can also be reached within approximately ten minutes, offering the best of both countryside and coastal living.

The accommodation is arranged in an upside-down configuration, with the bedroom and bathroom located on the ground floor and the main living space occupying the first floor. This clever layout allows the living accommodation to make the most of the elevated views while creating a bright and welcoming environment.

Upon entering, the hallway provides useful built-in storage and access to the ground-floor accommodation. The bedroom is a comfortable and well-proportioned space featuring additional storage and direct access to the private courtyard garden through double doors, creating a pleasant connection between the indoor and outdoor spaces. The bathroom is fitted with a bath and shower over, complemented by a heated towel rail and practical finishes.







Wanderer, Sutton Staithe Boatyard Ltd, Staithe Road

Sutton

Upstairs, the property opens into a light-filled living environment enhanced by high vaulted ceilings and multiple windows, creating an impressive sense of space. The kitchen is fitted with a range of storage units and workspace, with room for essential appliances. The adjoining sitting room offers a comfortable setting for everyday living and entertaining, with doors opening onto the balcony where elevated views towards the nearby boating facilities can be enjoyed.

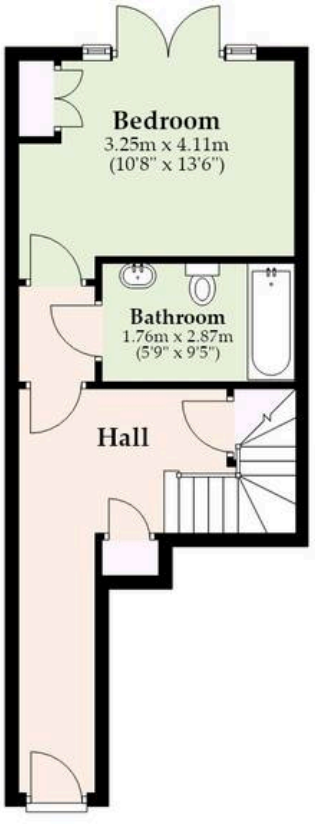
Recent improvements include a new boiler and heating system together with new electric radiators, adding further comfort and convenience. The bright interior, combined with the property's homely feel and peaceful surroundings, creates an inviting atmosphere throughout.

Outside, the property benefits from a private courtyard garden, providing a low-maintenance outdoor area for relaxing or dining al fresco. A first-floor balcony offers an additional outdoor seating space, while a useful storage unit and allocated parking complete the package.

Located within a friendly community and surrounded by the natural beauty of the Norfolk Broads, this charming home presents a rare opportunity to acquire a versatile property in an enviable waterside setting. Whether used as a main residence, second home or holiday let investment, it offers a wonderfully relaxed lifestyle close to both the Broads and the coast.

Ground Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.4 sq. feet)
(excluding Balcony, Store)



Total area: approx. 66.2 sq. metres (713.0 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.

M&B

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



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

Minors & Brady

Your home, our market

homes@minorsandbrady.co.uk | 01603 783088 | 6 Church Road, Hoveton, NR12 8UG

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

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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

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