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Staitheaway House, Staitheaway Road, Wroxham, Norfolk, NR12 8TH

Staitheaway House sits proudly in the heart of the picturesque riverside village of Wroxham, nestled among a distinguished cluster of late Victorian homes. Built in the latter part of the 19th century, this exceptional residence lies within an area now celebrated for its special architectural and historical significance. The property stands prominently on Staitheaway Road, a former country track that once linked The Avenue to the river

Today, the lane retains its natural character, flanked by tall trees and mature hedging, gently winding towards the tranquil waters of the Broads. Echoing the elegance of its era, Staitheaway House retains many original features while benefitting from thoughtful and sympathetic modernisations. Contemporary additions blend seamlessly with period charm, creating a home that is at once stylish, practical, and generously proportioned—an ideal sanctuary for family life or a luxurious countryside retreat.

Set within a generous plot, the home is approached via electric gates, opening onto a sweeping driveway offering ample off-road parking. The grounds include beautifully maintained side lawns, a garage workshop, and a contemporary cedar-clad lodge with composite decking—ideal as guest accommodation, a home office, games room, or studio. To the rear, a private enclosed terrace overlooks a meticulously landscaped lawn, bordered by mature trees and shrubs, offering both privacy and serenity.





- SIX BEDROOMS
- FOUR BATHROOMS
- SOUGHT AFTER LOCATION

- AMPLE OFF-ROAD PARKING
- PLOT APPROACHING HALF OF AN ACRE
- A STROLL DOWN TO THE WATERS EDGE

- BEAUTIFULLY PRESENTED THROUGHOUT
- THIRTY MINUTES TO COAST & NORWICH
- DOUBLE GARAGE/WORKSHOP & TIMBER LODGE

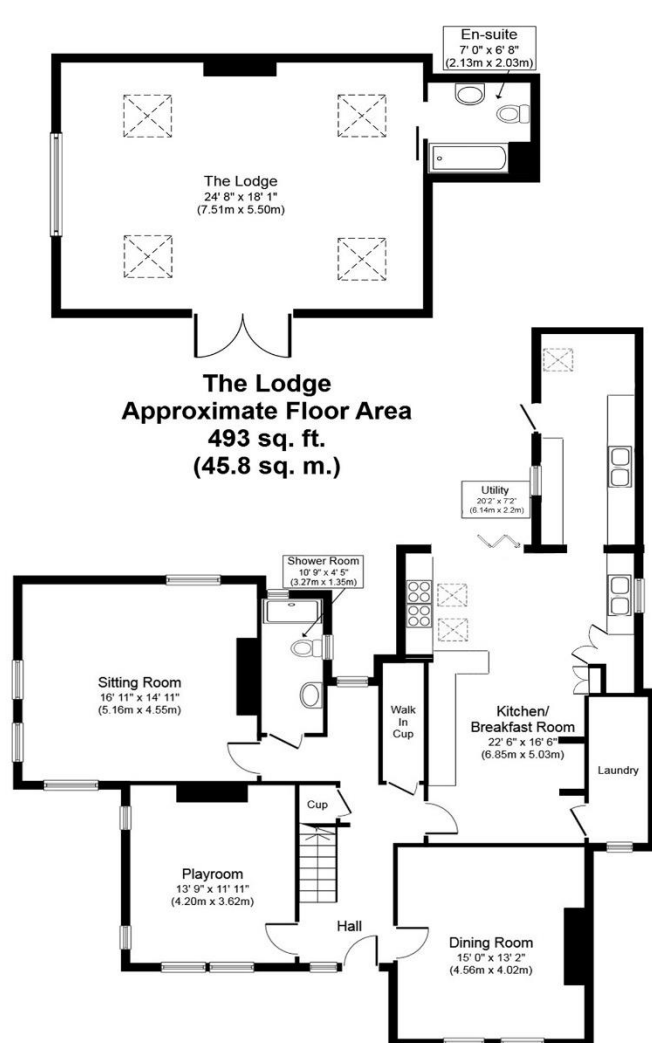
Boasting nearly 3,300 square feet of beautifully appointed living space (including the lodge), the home is arranged over three floors, comprising four reception rooms, six bedrooms, and three bathrooms. Every room reflects the care and attention that has gone into preserving the home's character while enhancing it for modern living. Whether you're seeking a prestigious family residence, a tranquil country escape, or a potential holiday let or B&B venture, this property offers versatility and opportunity in equal measure.

Life at Staitheway House is enriched by its peaceful yet connected location. The water's edge is just a short stroll away, and local amenities are only 600 metres from the doorstep. Both the Primary and High Schools, as well as the Norfolk Yacht Club, are less than a mile away. For those seeking wider connections, the city of Norwich, the Norfolk Broads, and the North Norfolk coastline are all within a 30-minute drive, offering the very best of Norfolk's countryside, coast, and culture.

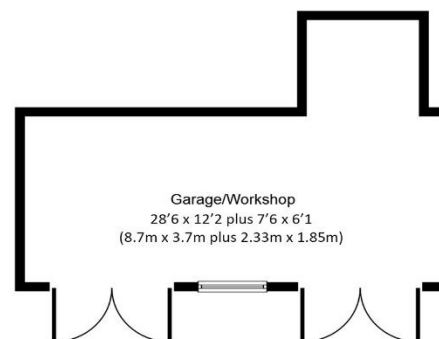




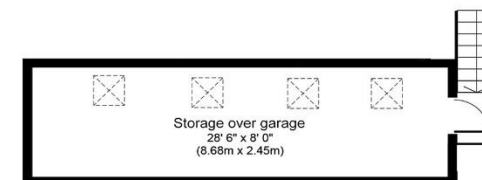
STOBART
& HURRELL



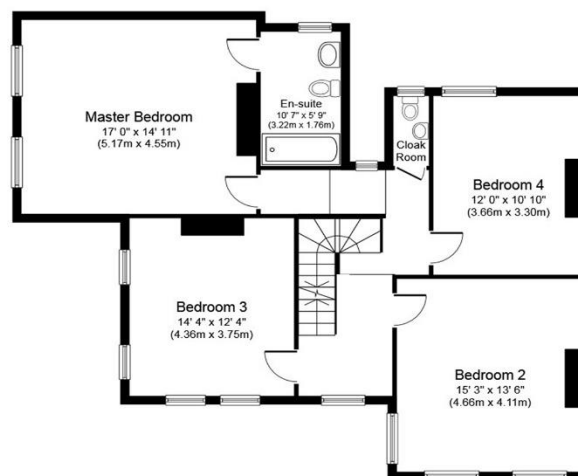
Ground Floor
Approximate Floor Area
1,386 sq. ft.
(128.8 sq. m.)



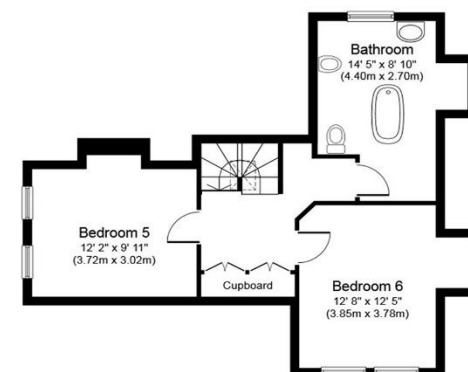
Garage/Workshop
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)



Approximate Floor Area
255 sq. ft.
(23.7 sq. m.)



First Floor
Approximate Floor Area
1,021 sq. ft.
(94.9 sq. m.)



Second Floor
Approximate Floor Area
480 sq. ft.
(44.6 sq. m.)



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

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