



THE STORY OF

# Riverside House

*Stiffkey, Norfolk*

SOWERBYS



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# Riverside House

31 Wells Road, Stiffkey, Norfolk  
NR23 1QH

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A Most Stunning Blend of  
Contemporary and Period Design

Wonderful Views from the Floor-to-Ceiling  
Glass, Found in 80% of the House

Beautifully Light Reception Hall/Conservatory  
Joining the Two Styles of Property

Exquisite Open-Plan Living Area

High Specification Bulthaup Kitchen  
and Gaggenau Appliances

Luxury En-Suite Bath and Shower Rooms

Principal Bedroom with Substantial Terrace  
Overlooking the Garden and River Valley

Two Further En-Suite Bedrooms  
to The Main House

Sumptuous Cottage Annexe with  
Sitting Room, Bedroom and En-Suite

No Upward Chain

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**SOWERBYS WELLS-NEXT-THE-SEA OFFICE**  
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Set behind a discreet village facade, well away from the main road, nestles a remarkable and contemporary house which is quite simply unique...

A home which has - for more than two years, been rebuilt and materially extended behind its original frontage, this wonderful property is situated away from the main road and at the end of the drive of the neighbour's house, which Riverside House has an absolute right of access over. The advantage of this position means that the property has south-facing views of the peaceful and wide river frontage, along with off-street parking for two cars.

Alongside the main home, connected via a beautiful reception hall conservatory, is a brick and flint cottage annexe, with its own first floor.

The care and detail afforded to this property saw our clients determined to create a stunning home, one refurbished regardless of cost - where pictures may convey the beauty of the interior, better than words.

A succession of floor-to-ceiling sliding glass doors provides the most stunning views of the beautifully landscaped garden, the River Stiffkey - meandering its way through the garden, fields, and valley beyond.







“A home with a soul, both tranquil and comfortable.”



“Alongside the main home, connected via a beautiful reception hall conservatory, is a brick and flint cottage annexe with its own first floor.”



The charm, substance, and style combine with the beauty of the landscape to create a lifestyle which is truly very special.

Whilst the period charm and contemporary design - in theory - juxtapose, they actually provide a synergy which is seldom seen.

The kitchen, bathrooms, fixtures and fittings are of flawless design and quality and the reception rooms enjoy those wonderful south-facing, peaceful views over the river, fields, and valley.

The design of the principal bedroom incorporates a stunning and substantial terrace, gifting river valley views of the local wildlife; quite simply breathtaking.

As exquisite as the interior of Riverside House is, the exterior is equally compelling. The neatly manicured terraced gardens, with their irrigation systems, are beautifully well-stocked and abundant with colour and perfume, adding to the serenity.

The village of Stiffkey has a charm which complements Riverside House; the marshes just a five-minute walk away, the local pub and coffee shop popular refreshment stops for locals, and the coast is just perfect for sailing under the vast and never-ending North Norfolk skies.

It will not be easy for our client to say goodbye to Riverside House and it's easy to understand why; from the friendships it's helped discover, to the high-quality finishes throughout, and vistas of the ever-changing landscape as the seasons ebb and flow like the River Stiffkey. This house provides all of the comforts, tranquillity, and soul which many seek, but never find...









“The views are quite simply breathtaking.”





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Stiffkey

A PICTURESQUE VILLAGE  
TO CALL HOME

One of the most picturesque villages on the North Norfolk coast, Stiffkey is located between Wells-next-the-Sea and Blakeney.

The River Stiffkey flowing west to east has carved a valley creating properties with stunning views and a short walk to the tidal marshes. The village is famous for its 'Stewkey Blues', a local blue cockle. It has a good pub, the Red Lion, with real ale and good food. There's also a general store and newsagents. The village is very well placed for the North Norfolk Coast. There is excellent sailing nearby, and superb coastal walks.

Just four miles away is the popular seaside town of Wells-next-the-Sea, which is set behind a small harbour on the beautiful North Norfolk Coast - its beach was voted The Best British Beach of the Year 2016 by The Times. The town has a maze of narrow streets, old alleys and yards, filled with shops, pubs and cafés and there are many listed and impressive Georgian and Victorian buildings. The town has a doctors' surgery, library, community hall and primary and secondary schools, and, for those that enjoy the water a public house on a boat.

Wells-next-the-Sea is within an Area of Outstanding Natural Beauty at the heart of the Heritage Coast between Hunstanton and Weybourne. The beautiful sandy beach, with its pine trees, sand dunes and colourful beach huts, can be reached by a pleasant walk, car or alternatively you could just enjoy the Quay with its active fishing fleet and sailing club. Both Wells-next-the-Sea and Holkham Woods are designated Nature Reserves, and walkers and birdwatchers enjoy the North Norfolk Coastal Path, creeks and marshes.



## Note from the Vendor



“It will not be easy to leave this house or the beautiful landscape.”



### SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil-fired central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

Riverside House - EPC rating D. Ref:- 7834-8723-1300-0431-9202

The Cottage Annexe - EPC rating E. Ref:- 8676-7024-4870-5488-5992

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///dragons.spits.ditching

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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