



THE STORY OF

Seaton House

Stalham, Norfolk

SOWERBYS



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Seaton House

Stalham, Norfolk
NR12 9DF

Detached Home

Three Fine Reception Rooms

Kitchen Breakfast Room

Superb Garden Room

Annex Potential

En-Suite Shower Room and Family Bathroom

First Floor Study/Nursery

Great Landscaped Garden

Garage and Covered Parking

Studio/Summer House

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Seaton House is a wonderful well appointed home that offers versatile accommodation. The ground floor offers annex potential if required, however if not, the accommodation is easily incorporated to be used within the main house. The sitting room is of an excellent size with a lovely fireplace housing a wood burning stove. Double doors draw you in to the bright and spacious garden room. A well fitted kitchen with plenty of storage and workspace that also draws you in to the very sociable garden room with its bi-fold doors that really do bring the outdoors in. A further reception room, office or bedroom, shower room and a kitchen. Completing the ground floor there is a utility room and cloakroom.

The first floor is home to five well appointed bedrooms. The principal with its vaulted ceiling and fine views of the garden. There is a modern well fitted en-suite and a modern well fitted family bathroom. In addition, there is a further room, ideal as a home office or nursery.

Outside and to the front there is a gravelled driveway with ample parking. Lawn and a superb laundry boundary hedging give great privacy. To the side there is access to the garage and a covered area. The rear garden has been extremely well landscaped and boasts a wide range of established planting and boundary hedging. A covered seating area for alfresco dining, a terrace just off the garden room makes a perfect spot to relax and socialise. To the corner of the garden, nestled in is a great summer house.



It is close to all local amenities, yet retains a wonderful sense of peace and tranquillity.





Outbuilding
Approximate Floor Area
320 sq. ft
(29.69 sq. m)



Ground Floor
Approximate Floor Area
1369 sq. ft
(127.21 sq. m)

First Floor
Approximate Floor Area
1087 sq. ft
(101.04 sq. m)

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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Stalham

MARKET TOWN LIVING BY THE NORFOLK BROADS

Stalham is a traditional market town in North Norfolk, located around 15 miles north-east of Norwich and close to the edge of the Norfolk Broads. It offers a relaxed pace of life with a strong sense of community, while benefiting from easy access to surrounding countryside, waterways and nearby coastal areas.

The town centre is centred around its High Street, which provides a useful range of independent shops, cafés, takeaways and everyday services, alongside a regular market that supports local trade and community life. Local identity is reinforced by St Mary's Church, Stalham and various community venues that host events, clubs and social activities throughout the year.

A major feature of the area is its proximity to the Norfolk Broads, with Stalham Staithe offering direct access to boating, kayaking and scenic waterside walks. The surrounding landscape is characterised by rivers, reedbeds and open countryside, with numerous footpaths and cycle routes connecting Stalham to nearby villages. The Museum of the Broads adds cultural interest, highlighting the town's rich maritime and working waterways heritage.

For leisure, residents have access to local pubs, social clubs and green spaces, contributing to a friendly and welcoming community atmosphere. Wider amenities, including larger supermarkets, retail parks and leisure facilities, can be found in nearby towns and in Norwich, which is easily reached by road.



Note from the Vendor



“Our garden room, overlooking the garden, is the heart of our home.”



SERVICES CONNECTED

Mains electricity, water and drainage. Property benefits from Solar PV panels. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref: - 9159-3955-1200-6765-6204

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: ///resonated.hunches.poet

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SOWERBYS

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