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

Staitheaway House occupies a prime position in the heart of the picturesque riverside village of Wroxham, nestled amongst an elegant collection of late Victorian homes. Dating from the late 19th century, this distinguished residence forms part of a conservation area renowned for its architectural and historic significance. Standing proudly on Staitheaway Road, a former country lane linking The Avenue to the River Bure, the property enjoys a wonderfully tranquil setting where mature trees and established hedgerows lead gently towards the waters of the Norfolk Broads.

Rich in period character, Staitheaway House has been sympathetically restored and thoughtfully enhanced to combine the elegance of its Victorian origins with the comforts of contemporary living. Original features sit effortlessly alongside high-quality modern finishes, creating a home that is both timeless and practical, with beautifully proportioned accommodation designed for modern family life.

Set within generous, private grounds, the property is approached through electric gates onto a sweeping driveway providing extensive off-road parking. The landscaped gardens wrap around the house, featuring manicured lawns, mature planting and a peaceful rear terrace ideal for outdoor entertaining. A substantial garage/workshop is complemented by a striking cedar-clad lodge with composite decking, offering highly versatile accommodation suitable as guest quarters, a home office, studio, games room or holiday let (subject to any necessary consents).





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- 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

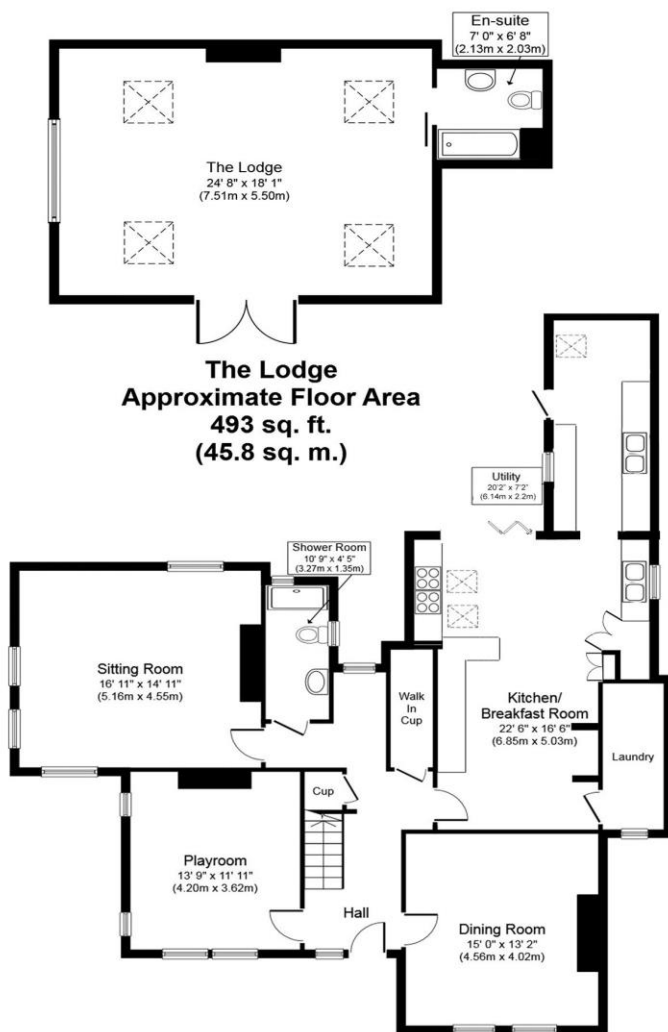
Extending to almost 3,300 sq ft, including the lodge, the accommodation is arranged over three floors and comprises four elegant reception rooms, six bedrooms and three bathrooms. Beautifully presented throughout, the home retains a wealth of original character while offering the flexibility to suit a variety of lifestyles, whether as an exceptional family home, a luxurious second residence, or a property with income-generating potential through holiday accommodation or boutique guest lodging.

Despite its peaceful setting, Staitheway House is perfectly placed to enjoy everything Wroxham has to offer. The River Bure and village staithe are just a short walk away, while a superb selection of independent shops, cafés, restaurants and everyday amenities are within approximately 600 metres. Both Wroxham Primary School, Broadland High School and the Norfolk Yacht Club are all within a mile. Beyond the village, the Cathedral City of Norwich, the stunning North Norfolk coastline and the wider Norfolk Broads National Park can all be reached in around 30 minutes, making this an exceptional home from which to enjoy the very best of Norfolk.

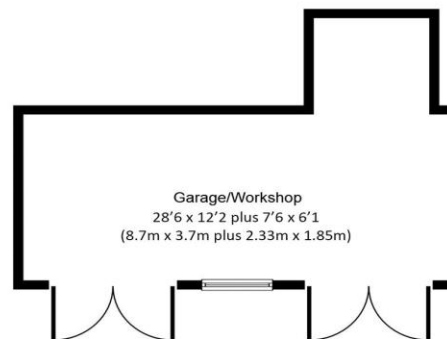




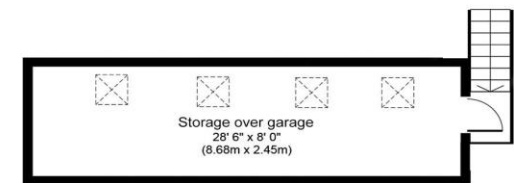
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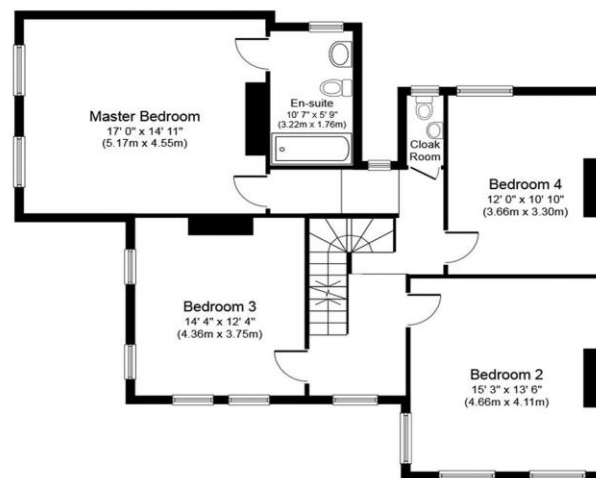
Ground Floor
Approximate Floor Area
1,386 sq. ft.
(128.8 sq. m.)



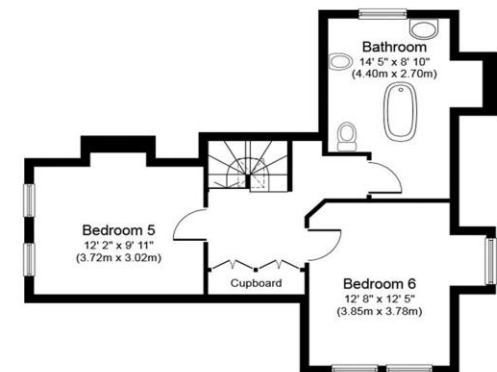
Garage/Workshop
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)



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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