



STAITHE ROAD, BUNGAY  
OFFERS OVER £450,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







# STAITHE ROAD, BUNGAY, SUFFOLK NR35 1EU

- Unique single storey riverside residence
- Over 160ft of private river frontage
- Generous and private riverside plot offering potential for redevelopment (subject to planning permission)
- Off road parking for 3 cars
- Tranquil setting, yet within walking distance of the centre of the market town

A truly unique riverside residence occupying a delightful picturesque setting with over 160ft of private frontage onto the River Waveney, all within walking distance of the centre of this well-regarded and well-served market town.

The property nestles effortlessly over the mill stream which connects Bungay watermill to the river Waveney. Historically a frenetic river transport hub servicing grain to the tall sailing ships moored in the north sea. Today, a tranquil home to Kingfishers, otters, specimen river fish, waterfowl and a pair of swans.

The generous plot boasts over 160 feet of water frontage immersed in nature yet just a few minutes stroll from local pubs, restaurants and traditional purveyors of fine local produce worthy of this highly regarded market town.

The origins of the property can be traced back to the 1960s and has been developed sympathetically within its surroundings including recent remodelling and improvements to essential services. High speed internet coupled with a direct train service to London from nearby Diss completes the perfect location for the modern trend of hybrid working.

The single storey accommodation comprises an entrance hall, generous sitting room with omnipresent river views, dual aspect dining room with the first of two wood burners in the property, fitted kitchen, L-shaped conservatory with utility area and further living space over looking the garden.

The peaceful and private gardens are set in the shadow of the iconic Bungay Watermill and offer beautiful views over a particularly quiet and unspoilt body of water, a haven to local wildlife and birdlife, with an incredible selection of specimen fish clearly on display and resident in the garden stretch of the river.

Full of character and charm suitable as a permanent residence, perfectly positioned second home or a potentially lucrative holiday let. Early viewing is highly recommended.

## ACCOMMODATION

### Entrance Hall

Part-glazed front door, window to side, tiled floor, part-glazed panelled door to:





**Sitting Room: 17'8" x 9'6"**

Windows looking out over the river. Laminate wooden floor, semi-open plan to:

**Dining Room: 9'4" x 8'8"**

Dual aspect with views out over the river and the garden. Laminate flooring and wood burner.

**Kitchen: 8'4" x 8'6"**

Range of fitted units with sink unit and drainer, electric cooker point with extractor hood, tiled floor and partially tiled walls.

**L-Shaped Conservatory: 16'2" x 8'8" plus 8'4" x 7'1"**

With utility and storage area opening into an additional living space with French doors leading out onto a raised deck with garden and river views. Sloping ceiling, down lighters, UPVC sealed unit double glazed construction. Tiled floor and a wood burner.

**Bedroom 1: 10'8" x 8'0"**

Window to side, 5 door fitted wardrobe, panelled door.

**Bedroom 2: 8'0" x 6'0"**

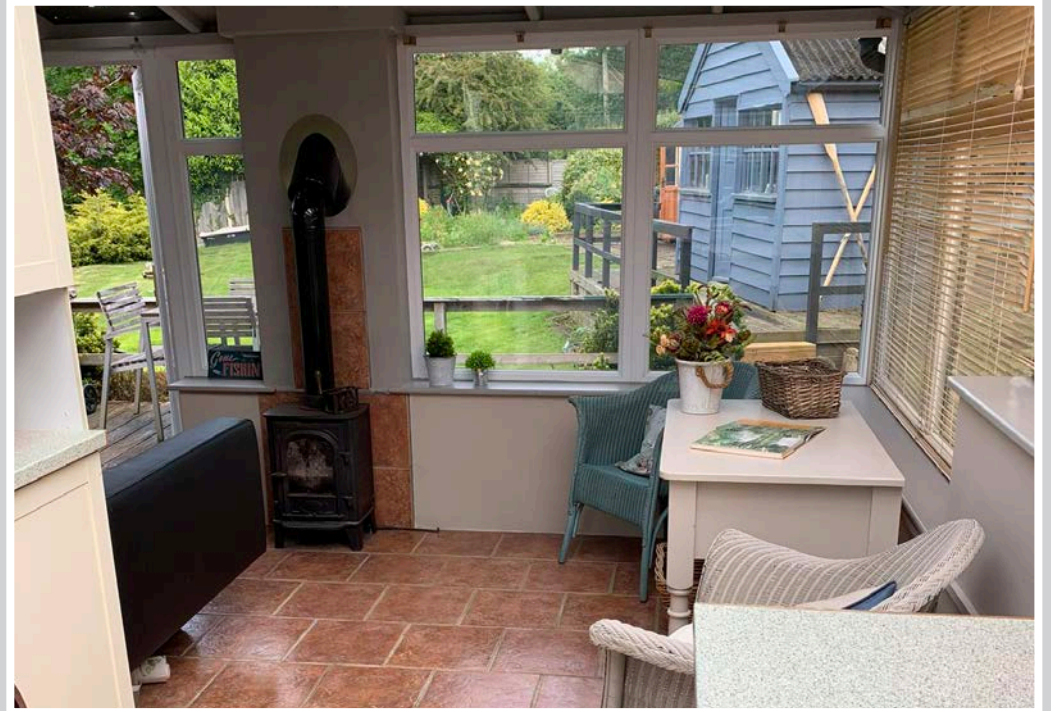
Window to rear, panelled door.

**Bathroom**

Panelled bath with shower over, vanity wash basin, low level w/c, built in cupboard, extractor fan, partially tiled walls, built in cupboards, window to rear. Light/heater.







## OUTSIDE

The property is approached via a wooden 5-bar gate leading onto a brick weave driveway offering parking for 3 cars.

Gated access to the rear and raised walkway beside the river. Both give access to the main riverside garden. This private waterside retreat is mainly laid to lawn with a raised sun deck, offering the perfect outdoor entertaining space.

Occupying pride of place, enjoying an elevated position looking out over the river, is the summerhouse/workshop. Understood to have been relocated from its original home sited on the Staithe Road, where, during the 1960s and 1970s it was well-known locally as “Lucie’s Sweet Shop”. This generous timber outbuilding has power and light connected and leads itself to a number of uses and could even be adapted to provide additional guest accommodation (subject to planning permission).

The garden is laid mainly to lawn with a raised patio, two timber sheds and a log store, and 90ft of private river frontage offering the perfect spot from which to enjoy fishing, canoeing, sailing (this stretch of river is suitable for non-powered craft) or simply to appreciate the peace and quiet that comes with life on the river. The property enjoys exclusive fishing, navigation and water extraction rights as the riparian owner.

## ADDITIONAL INFORMATION

Tenure: Freehold

Status: Full residential

Services: Mains electricity and water. Brand new private treatment plant installed in 2022.

## LOCATION

Bungay is an unspoilt, well-regarded and well-served market town set in the Waveney Valley, in the Suffolk countryside. The town has a family butcher, delicatessen, fishmonger, supermarket and fine selection of cafes and gastropubs, including one with a micro brewery making Bungay’s own real ale.

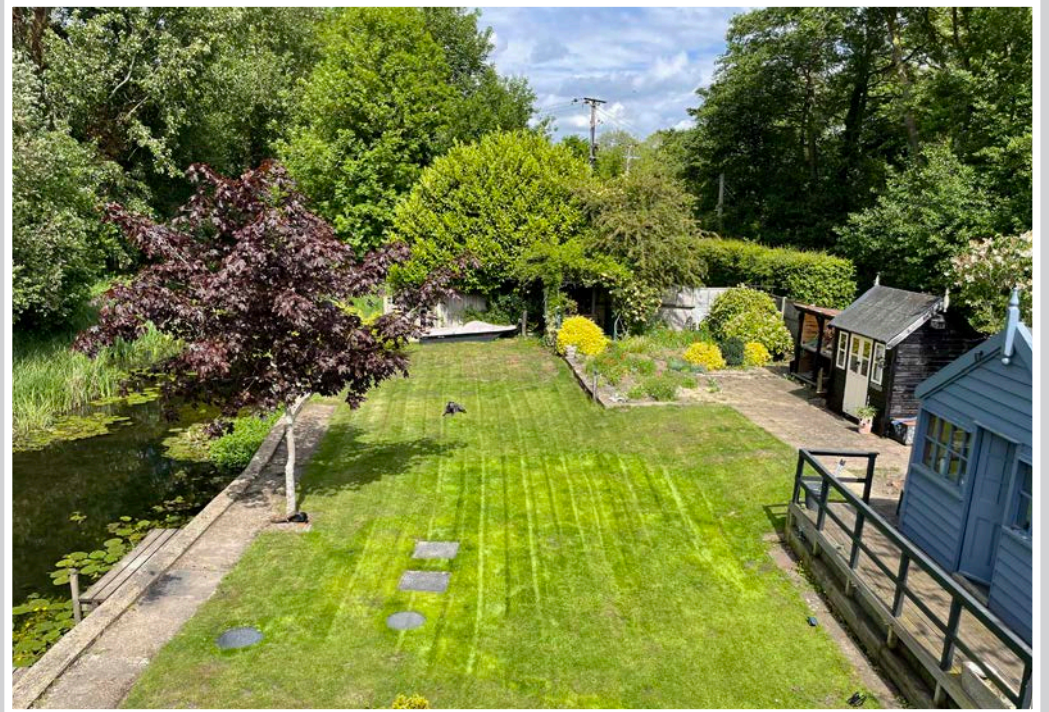
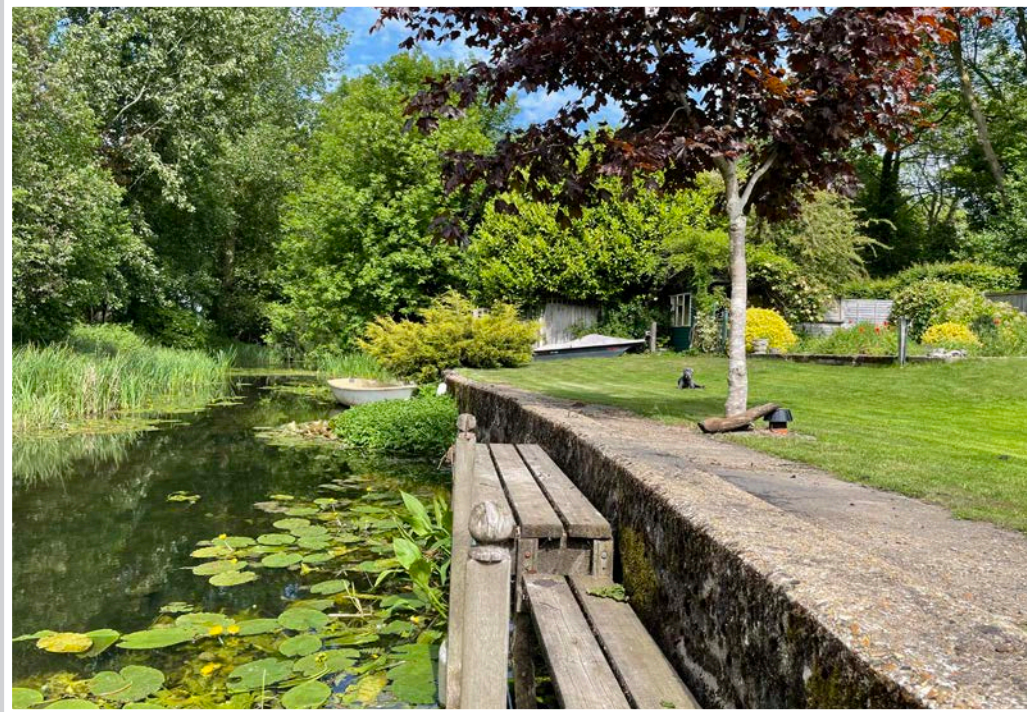
Bungay is 17 miles and 25 minutes from Diss station, where connection to London is 1 hour 32 minutes. The neighbouring town of Beccles is only 6 miles away with another excellent selection of amenities including a train station giving access into Norwich and then onto London Liverpool Street. The beautiful coastal towns of Southwold and Aldeburgh are only 17 and 28 miles away respectively.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.

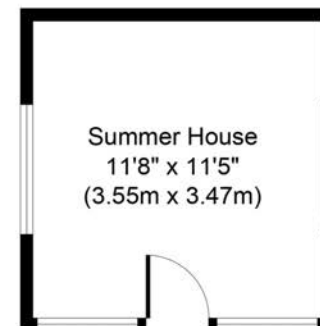
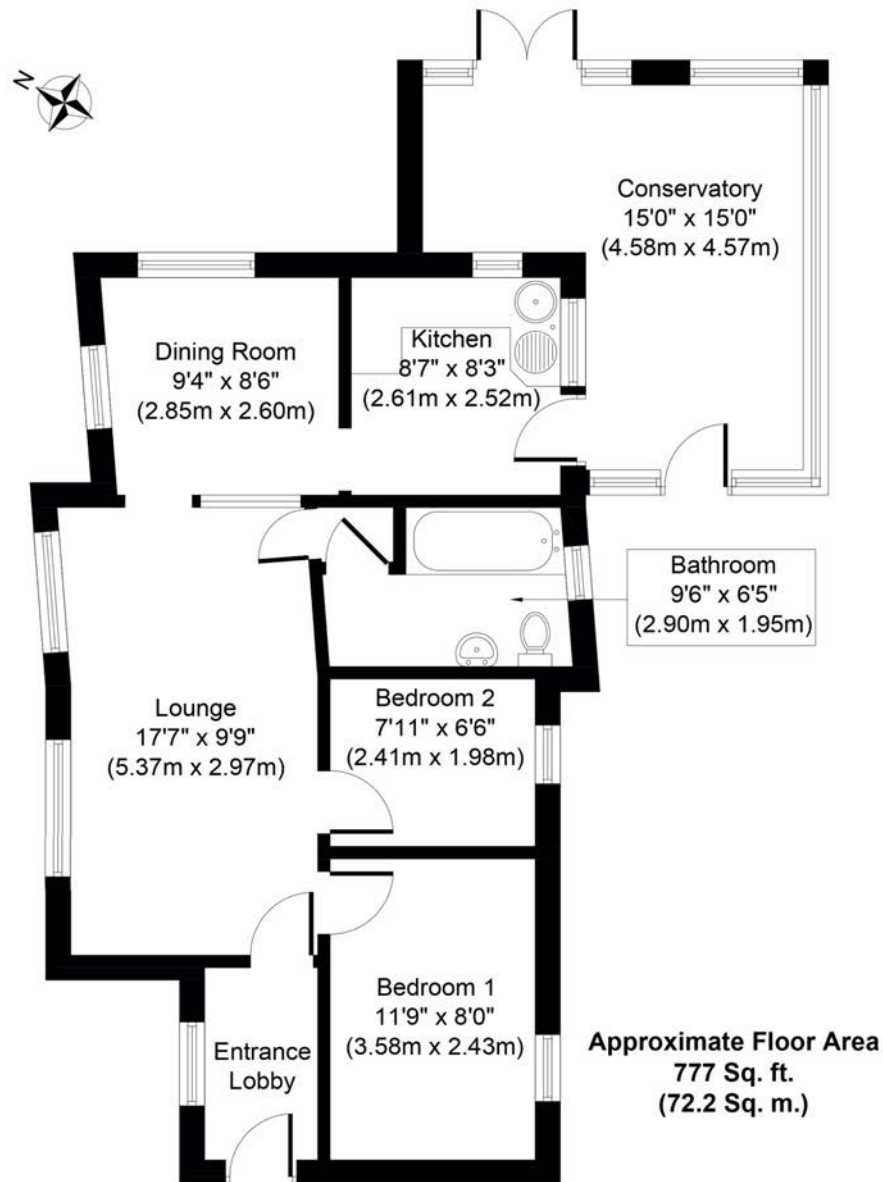








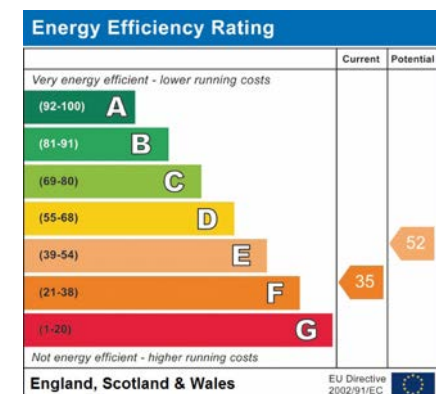




(Not Shown In Actual  
Location / Orientation)

**Summer House**  
**Approximate Floor Area**  
**131 Sq. ft.**  
**(12.2 Sq. m.)**

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY











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