

WATERSIDE

ESTATE AGENTS

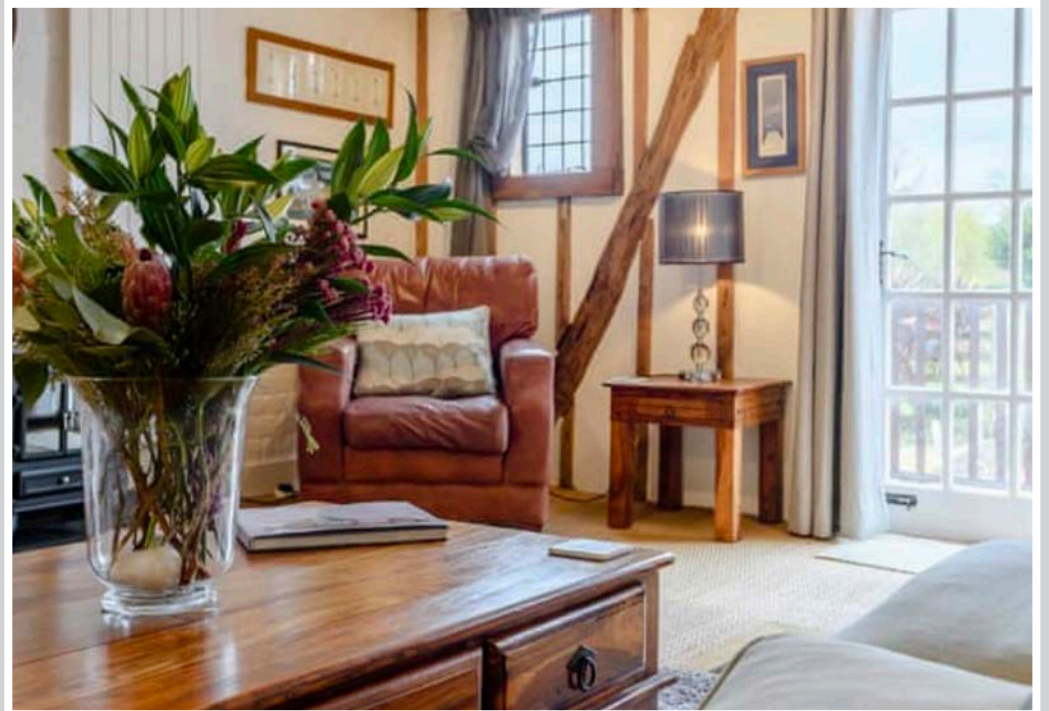
THE STAITHE  
STALHAM STAITHE

GUIDE PRICE  
£600,000  
FREEHOLD









# THE STAITHE, STALHAM STAITHE, NORFOLK NR12 9DA

- Guide Price £600,000 - £625,000
- High quality granary conversion
- Full of period character, with a stylish and contemporary interior
- Private mooring and river views
- Previously run as a high earning holiday let generating a gross income of around £44,000 per annum
- No onward chain
- Generous accommodation arranged over three floors

A beautifully presented, high quality conversion of an impressive Grade II listed granary looking out over the water with direct access to the River Ant.

Subject to a comprehensive programme of works during 2004/5, this imposing detached riverside residence originally dates back to the early 1800s, when Norfolk wherries would moor underneath the property to collect grain ready to transport it via the full Norfolk Broads network.

This tasteful and intelligent conversion manages to successfully retain the period charm and character of the original building while introducing a stylish and contemporary finish throughout.

The generous accommodation comprises an entrance hall, cloakroom, study, and a dual aspect sitting room with direct access out onto a south west facing raised sun deck looking out over the water to the river beyond. Steps lead down into the stunning kitchen/dining room with high ceilings, high gloss units and bi-folding doors leading out to the water.

The first floor landing leads to a contemporary shower room and two bedrooms, the larger of the two offers far reaching views. The master bedroom is on the second floor, complete with an open plan en-suite bathroom and impressive river views. An additional double bedroom then completes the layout.

Features include a wealth of period style features including exposed timbers, painted brickwork, some original oak floors and many leaded light windows. Oil fired central heating via radiators with underfloor heating to the kitchen/dining room. There is off road parking and a substantial garage, and the rear garden enjoys a south west aspect with a private 35ft mooring. With storage for dinghies/kayaks etc directly underneath the property.

Whether as a full-time riverside residence, a stylish second home or as a high quality holiday let, The Old Granary is guaranteed to impress.

Early viewing is strongly recommended.



## ACCOMMODATION

### Entrance Hall

Staircase to first floor.

### Cloakroom

Latch door, low level w/c, hand basin, radiator.

### Study: 7'7" x 6'2"

Window to front aspect, latch door, radiator, painted brickwork, window to front aspect.

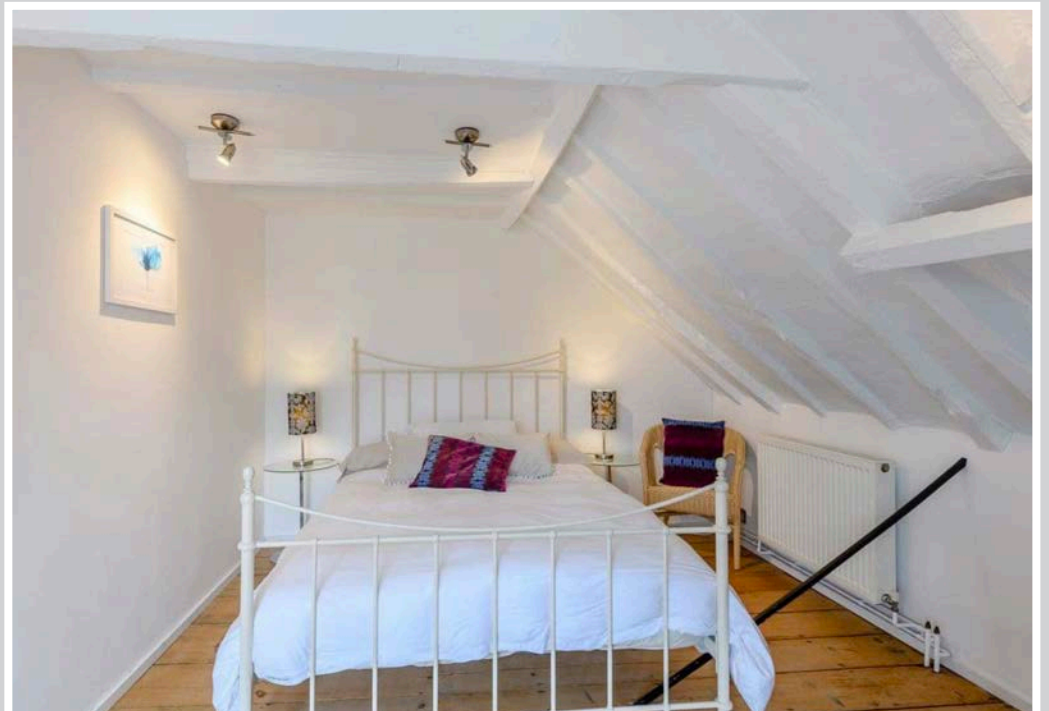
### Sitting Room: 22'0" x 15'11"

Exposed timbers, feature lighting, painted brickwork. Leaded light windows to rear with a glazed door leading out onto a raised sun deck looking over the private mooring and out to the river beyond. Four vertical radiators and section of glass flooring replacing the original loading hatch. Steps down to:

### Kitchen/Dining Room: 19'11" x 18'8"

A stunning entertaining space with high ceilings, exposed brickwork and timbers with windows to the side and bi-folding doors out to the waterside deck to the rear. Well fitted with a comprehensive range of high gloss units with a double sink unit, built in dishwasher and washer/dryer. Stainless steel Italian range with ceramic hob and extractor hood. Feature lighting and under floor heating. Door to garage.







## FIRST FLOOR

### Landing

Exposed wooden floor, two radiators, part glazed loading gantry door to front aspect. Built in storage cupboard. Narrow staircase to second floor.

### Shower Room

Large circular shower enclosure, low level w/c, glass topped wash basin stand, circular heated towel rail, tiled floor, extractor fan, window to front aspect.

### Bedroom 4: 11'3" x 7'2"

Window to side, latch door, exposed wooden floor, radiator, window to side.

### Bedroom 2: 16'10" x 13'8"

Leaded light windows with far reaching river views. Radiator, latch door.



## SECOND FLOOR

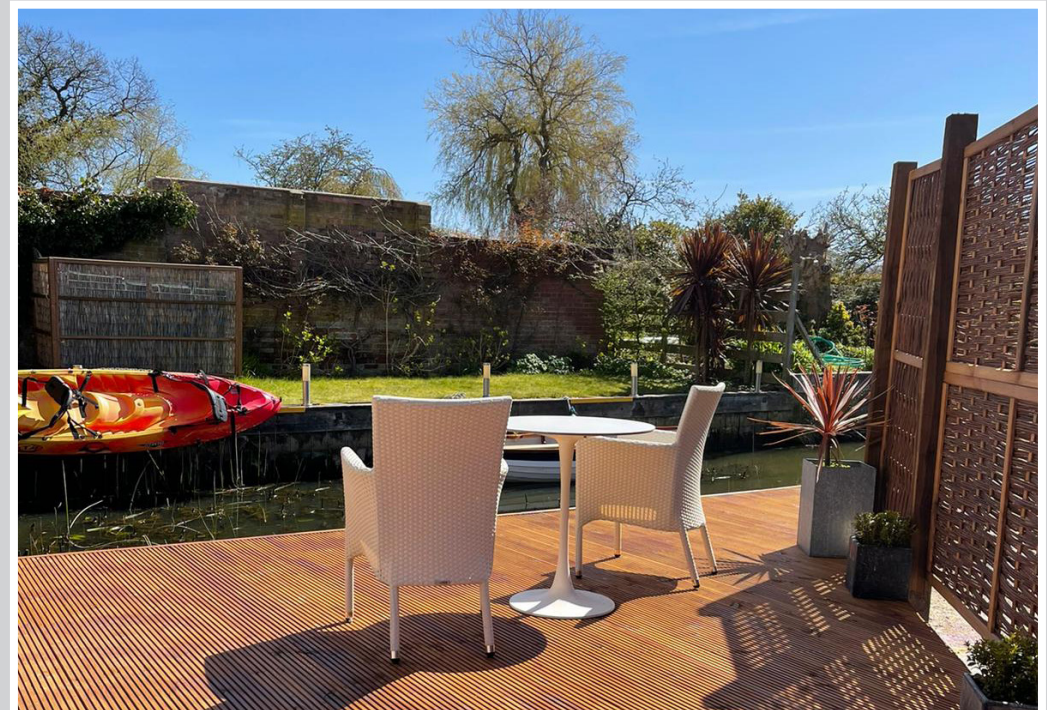
### Landing

### Bedroom 3: 13'10" x 10'3"

Partially vaulted ceiling with painted roof timbers. Glazed loading gantry door, exposed wooden floor radiator. Latch door.

### Master Bedroom: 16'10" x 14'6" (21'9" max)

Full height vaulted ceiling with painted timbers, exposed wooden floor, leaded light windows with river views, two radiators, open plan en-suite bathroom with low level w/c, hand basin, panel bath.





## OUTSIDE

Private quay headed mooring dock measuring approximately 35ft (27ft min) x 20ft. Suitable for a small boat and perfect to launch and store dinghies/kayaks and paddleboards with storage area beneath the mill.

On one side of the water there is a small lawned garden, on the other a south west facing sun deck, with the two areas linked by a raised decked balcony offering the perfect vantage point from which to enjoy the view down to the River Ant.

The property also offers off road parking for 1-2 vehicles and an Integral **Garage: 19'11" x 9'8"** with power, light, timber double door and housing the oil fired central heating boiler.

## LOCATION

Stalham Staithe is one of the gateways to the Norfolk Broads. This attractive, well regarded hamlet is half a mile from the market town of Stalham which provides a comprehensive selection of amenities. Wroxham is approximately 8 miles away and the sandy beaches of Sea Palling and Waxham are approximately 5 miles away.

## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating, mains water, electricity and drainage

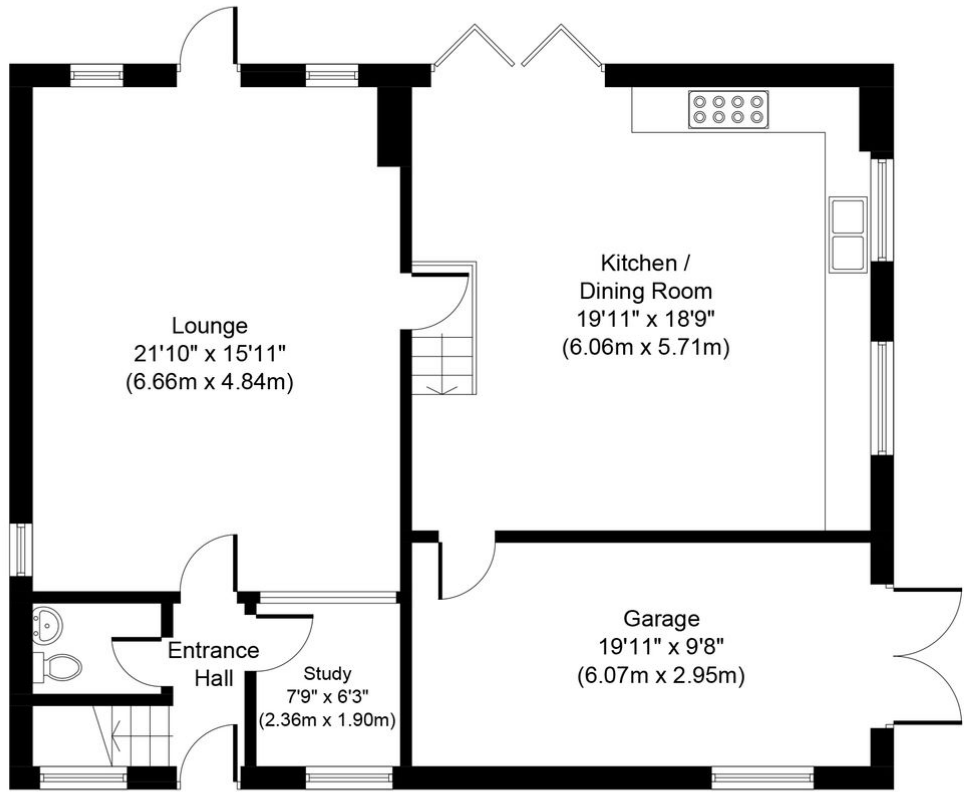
Occupancy: Full residential.

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.

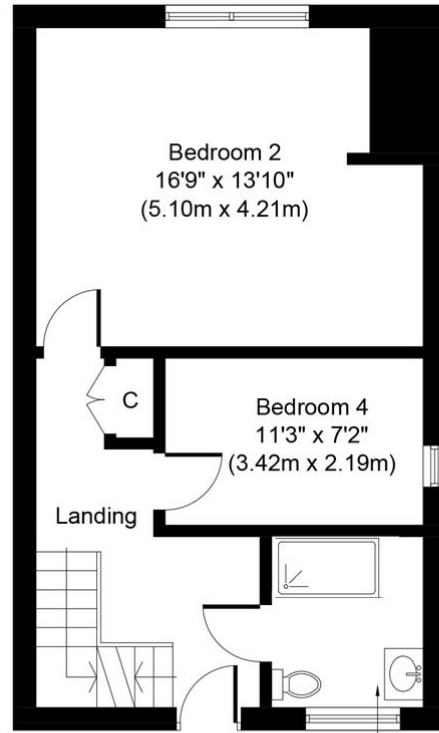
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



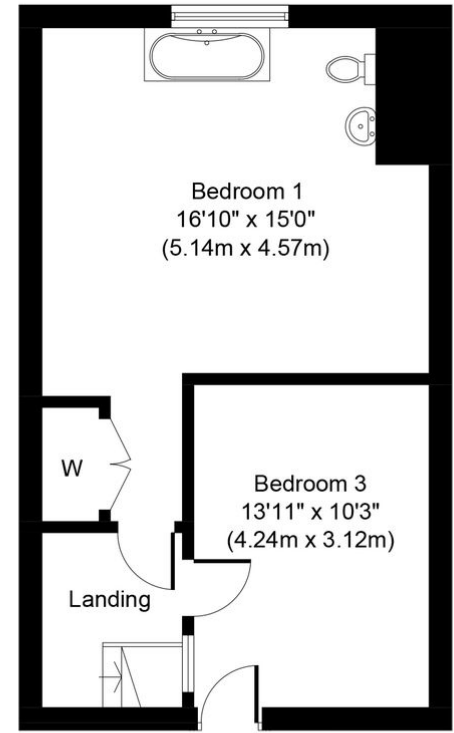


**Ground Floor**  
Approximate Floor Area  
858 Sq. ft.  
(79.7 Sq. m.)

**Garage**  
Approximate Floor Area  
192 Sq. ft.  
(17.8 Sq. m.)



**First Floor**  
Approximate Floor Area  
491 Sq. ft.  
(45.6 Sq. m.)



**Second Floor**  
Approximate Floor Area  
491 Sq. ft.  
(45.6 Sq. m.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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