



Staithe Farm House
Staithe Road | Burgh St. Peter | Norfolk | NR34 0DE

IDYLLIC COUNTRY RETREAT



Nestled within 1 acre of secluded grounds with stables, Staithe Farm House offers the ultimate combination of luxury, seclusion and accessibility to the best of Norfolk and Suffolk.

Located in the peaceful village of Burgh St. Peter, this beautifully renovated farmhouse enjoys stunning views over the River Waveney and Waveney Marina.

Whether you love sailing, outdoor adventures, or simply appreciate the calm of rural life and nature, this property provides a unique opportunity to experience both countryside and riverside living in one of Norfolk's most sought-after locations.



KEY FEATURES

- A Recent High Specification Renovation of a Former Farmhouse, nestled within a Plot of approx. 1 acre in Burgh St. Peter
- Benefitting from Enviably Views over the River Waveney
- Four Double Bedrooms; Three En-Suites and a Family Bathroom
- Ground Floor Study/Bedroom Five
- Open Plan Kitchen with Dining & Snug Areas
- Separate Utility, Boot Room and Ground Floor Shower Room
- Large Lounge/Dining Room with Bespoke Bi-Fold Solid Doors to the Cinema Room
- Solar Panels, New Boiler & Central Heating Throughout
- Off Road Parking for Several Vehicles
- Stabling & Various Outbuildings provide Further Development Opportunities Subject to Planning
- Energy Rating: C

Thoughtfully designed by award-winning interior designer Rebecca Coulby, Staithe Farm House has been meticulously crafted to blend traditional charm with contemporary luxury. Featuring handmade cabinetry, bespoke panelling, and elegant colour palettes, the attention to detail is exceptional.

Step Inside

Entering the property through the spacious boot room, which connects onto a convenient downstairs shower room, the warmth and character of this home immediately welcomes you. This leads into the heart of the home - an impressive open-plan kitchen and dining area, which features a large solid quartz island with seating and waterfall ends. The kitchen is equipped with top-of-the-line brand new appliances, including a Rangemaster cooker and American style fridge freezer. A cosy snug area, with comfortable seating and a wood burner set within an original brick fireplace, creates the perfect space for family living and entertaining that effortlessly blends new with old. Flowing seamlessly from the kitchen is the expansive lounge, dining, and cinema room. Double-aspect windows and French doors frame views of the garden and countryside while bespoke bi-fold doors provide flexibility to open up or close off spaces. This combines light-filled elegance with cosy warmth; the period brick fireplace and wood burner create a comforting focal point. A separate study or ground-floor bedroom, with direct access to the garden, makes for an ideal guest room or private retreat.





KEY FEATURES

Luxurious Living with Stunning Views

The first floor offers four generously-sized double bedrooms, three of which enjoy uninterrupted views of the River Waveney and surrounding marshlands. With three en-suite bathrooms and a family bathroom that features a free-standing bath and separate shower, this home promises the perfect blend of functionality and indulgence. Each room has been designed with comfort in mind, ensuring that every corner of the house feels like a private haven.

Efficiency Throughout

The home has been equipped with solar panels – an addition that enhances the home's sustainability without compromising its timeless aesthetic - together with a new boiler and hot water and central heating system to maximise comfort and energy-efficiency.

Outdoor Living and Adventure Await

Set in an enviable elevated position, Staithe Farm House is perfect for outdoor enthusiasts. The expansive garden allows plenty of space for relaxation and land with stables providing excellent equestrian facilities for horses, with the added potential to rent the neighbouring field and menage. Alternatively, subject to planning permission, there is the option to renovate the garage, workshops and stables to become an annex. Planning permission has already been obtained for a hot tub and sauna house within the garden area. There is also a small woodland area and a new large patio offering plenty of space for outdoor living and dining. Just a short walk away, Waveney Marina gives you access to over 125 miles of navigable waterways throughout the Norfolk and Suffolk Broads—ideal for anyone wanting to moor their boat within easy walking distance or make use of the river with other activities such as paddleboarding or kayaking. The nearby Waveney Inn also offers a family-friendly pub, restaurant, and indoor pool. For those who prefer land-based pursuits, the surrounding countryside and nature reserves, including Carlton Marshes, offer countless opportunities for walking, birdwatching, and cycling.

Tranquility and Convenience

Staithe Farm House is more than just a home—it's a lifestyle. Whether you're looking for a family retreat or a peaceful place to unwind, this property is truly one of a kind. Don't miss this rare opportunity to own a piece of Norfolk's finest countryside living; come and see for yourself what makes this house so special.





























INFORMATION



On The Doorstep

Staithe Farm House is ideally situated for families, with excellent educational options nearby. Prestigious private schools such as Langley School and the Norwich School offer exceptional education for all ages, and the charming market town of Beccles, just a 15-minute drive away, provides a range of local amenities, independent shops, and well-regarded state schools. There is a strong sense of community within the village of Burgh St. Peter itself, as well as in the local town of Beccles with regular community activities, the Lido and riverside activities, and the popular theatre.

How Far Is It To?

For those seeking more extensive shopping, dining, and cultural experiences, the historic and vibrant cathedral city of Norwich is just 45 minutes away via the A146, providing access to renowned schools, shopping centres, and its famous outdoor market. Furthermore, the famous coastal town of Southwold, with its sandy beaches, boutique shops, and renowned pier, is just 40 minutes' drive away, offering the perfect coastal escape for day trips or weekend getaways.

Directions - Please Scan QR Code Below

From Beccles take the A146 toward Gillingham take the third roundabout Follow this road and turn right towards Aldeby. Continue along this road until you reach Staithe Road and Burgh St Peter. Before you reach the waveney River Centre, Staithe Farm House will be Found on the left hand side.

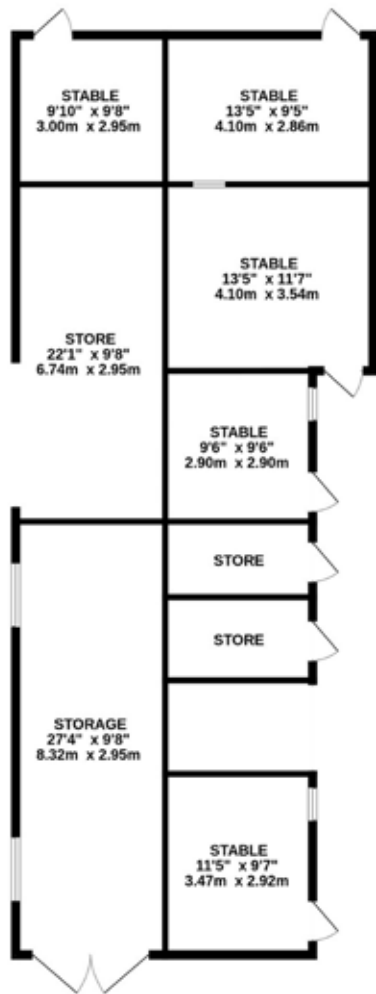
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... unroll.windpipe.urge

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
South Norfolk District Council: Council Tax Band E
Freehold

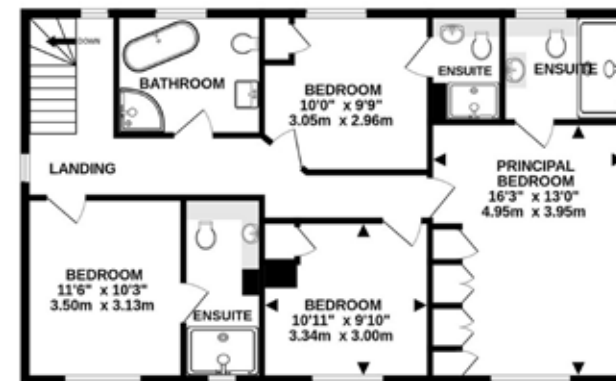




OUTBUILDINGS
1198 sq.ft. (111.3 sq.m.) approx.



GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



1ST FLOOR
897 sq.ft. (83.3 sq.m.) approx.

FLOOR AEA - HOUSE (EXCLUDING OUTBUILDINGS) : 2005 sq.ft. (186.3 sq.m.) approx.
TOTAL FLOOR AREA : 3203 sq.ft. (297.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		
B (81-91)			
C (69-80)		73	81
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epecu.com			

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