



Staithe House
47 Boat Dyke Road | Upton | Norfolk | NR13 6BL

 FINE & COUNTRY

WANDER BY THE WATER



“Beautifully situated by the River Bure, this Georgian property offers glorious walks, incredible birdwatching, the opportunity to sail, fish and more, all within a quiet yet friendly village.

With period charm and well-proportioned rooms, this is a versatile and attractive home with annexe potential, that would be wonderful for a family or sociable couple.

It's a place where you can imagine yourself putting down roots and being comfortable and happy for many years to come.”



KEY FEATURES

- A Handsome Georgian Fronted Home requiring Refurbishment and offering Superb Potential for an Annexe
- Five Bedrooms (Three Doubles and Two Singles)
- Three Bath/Shower Rooms plus Two Attic Rooms
- The Principal Bedroom benefits from an En-Suite Bathroom
- Three Reception Rooms plus a Sizeable Rear Hall and a Garden Room
- Kitchen/Breakfast Room with Separate Laundry Room/Conservatory
- The Outbuildings include a Brick and Timber Double Garage and Two Garden Stores with a WC
- Gravel Driveway provides Plenty of Parking
- The Semi-Natural Gardens and Grounds extend to 0.5 of an acre (stms)
- Close to the River Bure with Access to Footpaths, Riverbank Walks and the Village Amenities
- The Accommodation extends to 2,964sq.ft
- Energy Rating: TBA new EPC to be carried out

A handsome period home in a superb setting, there's much to recommend this gorgeous home. If you love the countryside and are fond of nature, this is paradise! It's quiet and peaceful but not isolated – you're part of the village, with an excellent community pub, shop and village hall, and within easy reach of main roads, transport links and a popular and well served market town.

Standing The Test Of Time

This property has seen many changes through the centuries. The original parts show on renowned cartographer William Faden's map of Norfolk in 1798 and the house is thought to have begun life as a pair of marshman's cottages. It was gentrified during the Georgian period, with the two main reception rooms added along with the attractive Georgian frontage. The owner has been here for over 30 years, having fallen in love with the riverside setting. Initially the family owned the front of the property, later purchasing and renovating the rear wing. It's a lovely, spacious and well-proportioned home, waiting for a new family to come and enjoy all that it has to offer.





KEY FEATURES

Family Friendly And Flexible

When you first come into the property, you have attractive reception rooms with classic Georgian proportions on each side, with feature fireplaces and built-in storage. The sitting room and rear hall (large enough to be used as a proper room itself) both lead onto the kitchen, complete with space for a breakfast table. There's also a useful laundry room. In the rear wing, you'll find a lovely large family room, which would make a super play space for little children or grandchildren, provides superb annexe potential, or a good den for teens (giving parents a peaceful adult-only reception room at the front). There's also a lovely light triple-aspect garden room and two cloakrooms. Upstairs, there are five bedrooms, three doubles and two singles. The principal bedroom has a large en-suite bathroom and there are two bedrooms reached up a second staircase, one through another, that also benefit from an en-suite. These rooms would be ideal for an older child or teen at home, giving them the option of a sitting room or study. The two front bedrooms have fireplaces and one has stairs up to the attic, a floor offering interesting potential across two rooms, each with a window already in place.

A Lovely Location

Outside, in addition to the double garage you have a useful garden store with gardeners' WC. The house is slightly set back from the road and screened by hedging, so both the front and rear gardens, which are semi-natural, are nice and private. You're a stone's throw from the River Bure, so you can wander the footpaths and stroll along the riverbank, watching the wildlife and the boats going by. It's hard to beat watching the sun rise over the river and marshes. Take a walk into the village and you can get to know the neighbours at the community pub, named Broadland Pub of the Year in 2025. It's also home to a useful community shop. The village hall has a little play area where the owner used to take his grandchildren, and hosts regular groups and events, including coffee mornings and fitness classes. The market town of Acle is nearby, as is the A47, so it's easy to get out and about across the area and to get your weekly shop, for children to go to school, well placed for commuting to Norwich and to Great Yarmouth, and perfectly positioned for exploring the Norfolk Broads and stunning East Norfolk coast.





























INFORMATION



On The Doorstep

The town of Acle provides schools, shops, pubs, restaurants, a medical centre, post office, library and a weekly market (visit www.acle-village.info for more information). It is just a 20 minute drive from the centre of Norwich or you can board a train at Acle Station and be in the city in 15 minutes. Upton is also on the fringe of the Norfolk Broads with all its wherries and waterways.

How Far Is It To?

Upton lies between Norwich, which is approximately 13.5 miles west, and Great Yarmouth, approximately 12 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The seafront offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions. For more information visit: www.great-yarmouth.gov.uk.

Directions

Leave Norwich on the A47 Southern bypass heading towards Great Yarmouth and follow the signs for Acle. Between the Brundall and Acle roundabouts and shortly after returning to a dual carriageway, take a left hand turning onto The Windle. At the next junction turn right and then 1st left onto Church Road. Slight left onto Chapel Road and then turn right onto The Green and left onto Boat Dyke Road and the property will be on the left-hand side clearly signposted by a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank

Broadband Available - Not currently used

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

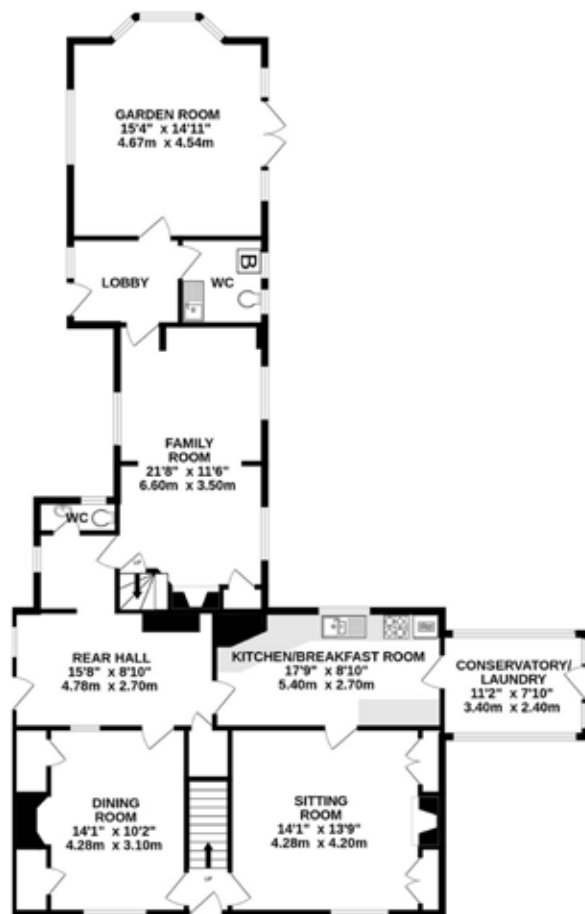
Broadland District Council - Council Tax Band F

Freehold

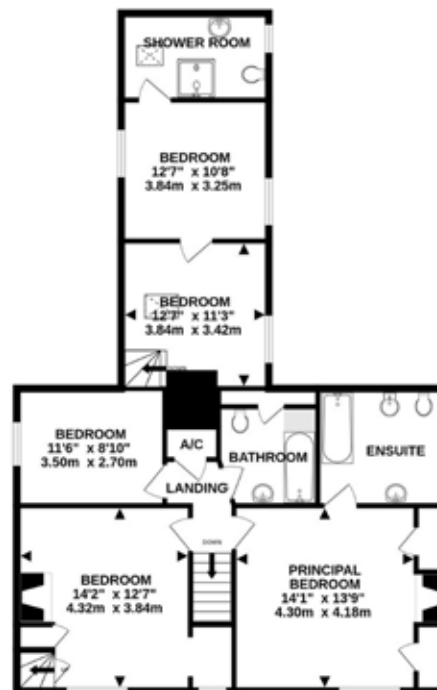
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.

Copyright © Fine & Country Ltd.

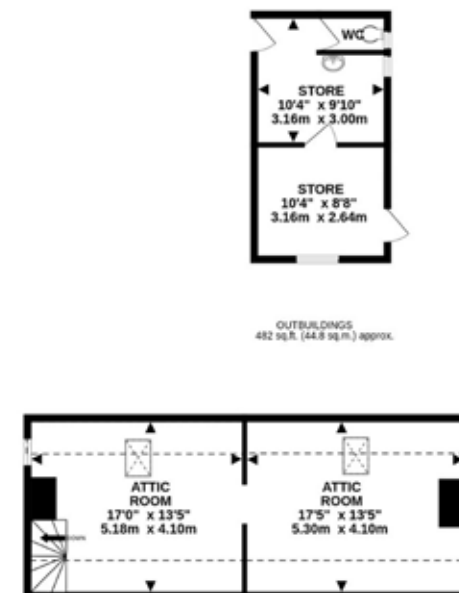
Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



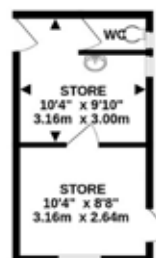
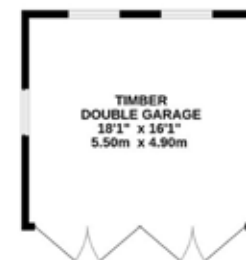
GROUND FLOOR
1460 sq.ft. (135.6 sq.m.) approx.



1ST FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



2ND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



OUTBUILDINGS
482 sq.ft. (44.8 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2964 sq.ft. (275.4 sq.m.) approx.
TOTAL FLOOR AREA : 3446 sq.ft. (320.2 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
Made with Metropix ©2026

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



This property requires an
Energy Performance Certificate, which is in the
process of being done



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

