



3 Burtons Mill The Staithe, Stalham  
£200,000

# 3 Burtons Mill The Staithe

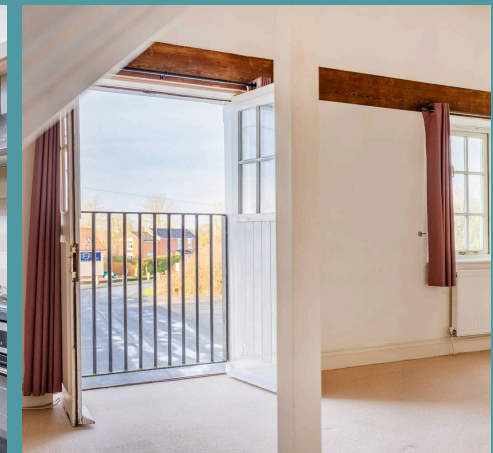
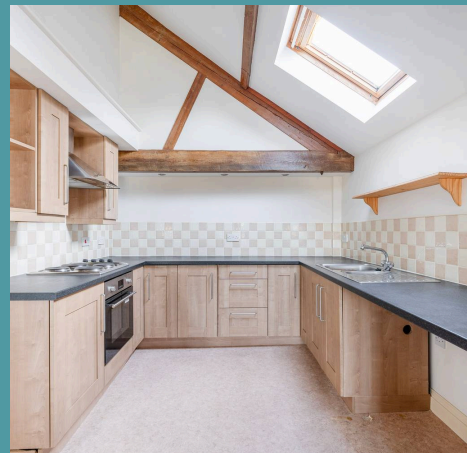
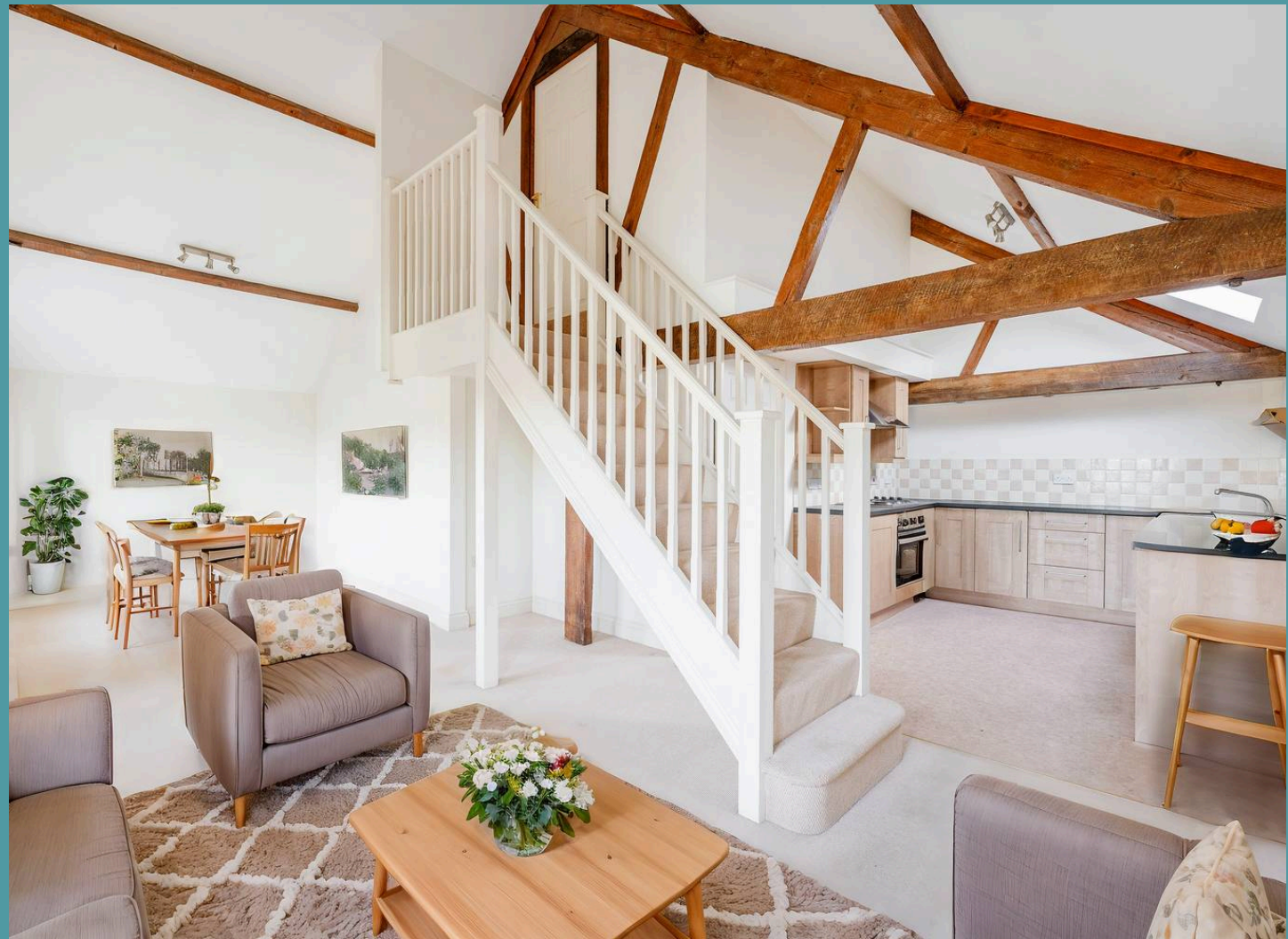
Stalham, Norwich

Scenic views and characterful charm define this converted mill apartment, offering a unique waterside outlook over Stalham Staithe. The open-plan design features a double-height reception room with exposed beams, a Juliette balcony and a modern kitchen. Originally three bedrooms, it now includes two versatile bedrooms, including a mezzanine main with architectural appeal. A shared courtyard, allocated parking, and low service charges add to the convenience. With a 982-year lease in a prime market town location, it's an ideal spot for waterside living.

## The Location

Located in Stalham, Burton's Mill offers the perfect mix of village life and everyday convenience. Just a short walk from the High Street, residents have easy access to handy local amenities, including a Tesco Superstore and the well-loved Stalham Butchers, known for its great quality meats and fresh produce. For a bite to eat or a catch-up with friends, The Swan Inn is just around the corner, offering a relaxed vibe and classic pub meals.

For those who enjoy the great outdoors, the Norfolk Broads are close by, offering plenty of opportunities for boating, walking, and wildlife spotting. There are also sandy beaches nearby, perfect for a day out by the sea. With Norwich just a short drive away, Burton's Mill is well-connected, making it a great choice for both daily life and weekend outings.





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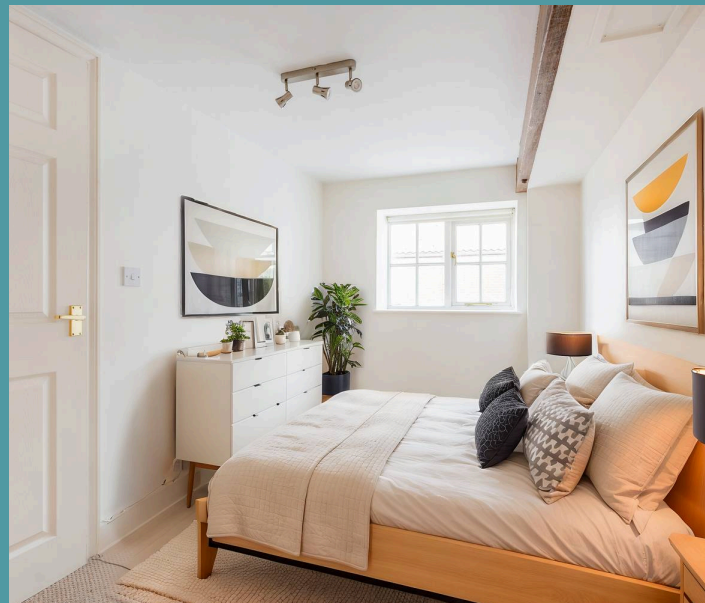
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### The Staithe

Step into this remarkable character apartment, beautifully nestled within a converted mill, offering a charming waterside outlook over Stalham Staithe. This first-floor gem impresses with a double-height reception room, enhanced by exposed beams and a Juliette balcony that frames captivating views of the historic Museum of the Broads and the Old Granary.

The open-plan layout seamlessly connects the living and dining areas to a well-appointed kitchen featuring modern appliances, cabinetry and a tiled backsplash. Perfect for those seeking an escape close to the water.

Originally designed with three bedrooms, the apartment has been reimagined the space to create an expansive and airy reception area, with two well-proportioned bedrooms offering ample versatility.





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The main bedroom, tucked away on the mezzanine level, enjoys architectural charm with its sloping ceiling and natural light streaming through a Velux window. The second bedroom, located on the main floor, provides a cosy environment, while the modern bathroom boasts a white suite and a shower over the bath, combining convenience and style in equal measure.

Completing this appealing property is a shared courtyard garden, an allocated parking space and additional visitor parking, making it practical and inviting for both permanent living and as a Broadland getaway. With a 982 lease, low service charges, and a prime location within this well-served market town, it's a rare opportunity to enjoy waterside living with ease.

**Agents Note**

Sold Leasehold

AI Staged

998 years remain on the lease.

£800p/a maintenance charge

Ground Rent £50p/m



Ground Floor  
547 sq.ft. (50.8 sq.m.) approx.

1st Floor  
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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