



THE STORY OF

# 27 Station Road

*Coltishall, Norfolk*

**SOWERBYS**



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# 27 Station Road

Coltishall, Norfolk,  
NR12 7JG

Stunning Detached Family Home  
Fastidiously Renovated Throughout

Open Plan Living Options

Versatile Receptions

Four Double Bedrooms

Extraordinary Plot Approaching 2 Acres

1.5 Acres of Paddock (STS)

Array of Outbuildings and a Double Stack Block

Detached Double Garage

Highly Popular Location

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“...whilst the wood-burning stove makes this a room to be enjoyed whatever the weather.”

When thinking of a new location to call home, with access to the famous Norfolk Broads and a thriving community well-served by amenities and popular pubs, one would be hard-pressed to find a better destination than Coltishall – often referred to as the gateway to the Broads.

Standing proud amongst a superb plot of 1.9 acres (STS) and boasting fastidiously renovated interiors throughout, this exemplary home enjoys an idyllic location to match its enviable interiors. Over 2,000 sq ft of refined accommodation includes both open-plan and formal receptions alongside highly versatile outbuildings and, of course, the benefit of the large formal garden alongside a sprawling paddock.

Beyond the front door, the large and bright reception hall ensures a warm welcome home

whilst the flexible receptions mean that the ever-changing demands of modern family life are well catered for within the four walls of this home.

The impressive kitchen/dining room showcases the pleasing sharp lines of contemporary cabinetry balanced with pleasant views of the far-reaching rear garden, whilst the dining area is bathed in natural light via the double doors leading to the rear patio. The expansive living room enjoys another set of double doors ushering in the gardens for memorable summer days, whilst the wood-burning stove makes this a room to be enjoyed whatever the weather. A handy snug/study to the front brings invaluable versatility whilst the well-equipped utility/boot room and guest WC complete the ground floor.





The first floor is home to no less than four double bedrooms. The principal bedroom boasts a luxurious shower room en-suite whilst the three further bedrooms bring yet more flexibility to this home alongside the large landing, a reception in its own right, and all are well-served by the spacious family bathroom, finished to the same exacting standards as seen in the en-suite.

“The home is light and airy, all bedrooms beam with light.”





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission,

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Of course, in addition to the impressive standard of accommodation, the remarkable plot in which this home sits among its most noteworthy features. 1.9 acres of grounds provide endless opportunities to carve out the most fulfilling way of life in this highly popular location.

To the front, a large driveway provides plentiful off-road parking alongside the impressive detached double garage. To the rear, a section of formal garden showcases the sprawling paved sun terrace giving way to an expanse of lawn, bordered by well-stocked mature beds alongside an array of timber outbuilding as well as stable block with water and electric.

Beyond the formal garden, a large paddock/meadow measures 1.5 acres and brings no end of lifestyle possibility to this noteworthy and well-rounded home.

“...a section of formal garden showcases the sprawling paved sun terrace giving way to an expanse of lawn...”







ALL THE REASONS

# Coltishall

IN NORFOLK  
IS THE PLACE TO CALL HOME



Coltishall is a village located near Norwich in Norfolk. Historically, it was known for its connection to the

Royal Air Force (RAF) as it served as a base during World War II. RAF Coltishall was a prominent fighter station, and its history is intertwined with the defense efforts of the United Kingdom during the war.

The village itself is picturesque, featuring a charming rural atmosphere. The nearby River Bure adds to the scenic beauty of the area, providing opportunities for riverside walks and recreation.

In recent years, Coltishall has become a popular destination for those seeking a peaceful retreat while still having access to the amenities of Wroxham and Norwich, which are short distances away. The village retains its historical character, and visitors can explore remnants of its military past, including the old RAF Coltishall site.

Standing on the river Bure, the town of Wroxham is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.

A fun family day out can be had at Wroxham Barns where crafts activities and a Junior Zoo are two of the many activities to enjoy, finishing off with a piece of homemade cake or perhaps a Norfolk brewed cider. For sailing enthusiasts, the Norfolk Broads Yacht Club is situated close by, offering a large club house, ample mooring and many organised events for both members and guests.



Note from Sowerbys



“Coltishall is a wonderful location not only to live but to visit. In the summer, this small, thriving village is the ideal location for family picnics, canoeing, and embracing the subtle bustle.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating. Both the stables and outbuildings have water and electric.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

C. Ref:- 5137-5920-4309-0782-0296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///couch.suits.chart

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