



THE STORY OF

St James Barn

Coltishall, Norfolk

SOWERBYS



S

THE STORY OF

St James Barn

22 The Street, St James,
Coltishall, NR12 7AP



Noteworthy Norfolk Barn Conversion

Five Large Bedrooms

Extraordinary Adjoining Unconverted Barn

Tranquil Countryside Setting

Immaculately Presented Throughout

Highly Versatile Accommodation

Ground and First Floor Bedrooms

Remarkable Principal Bedroom Suite

Easy Reach of Norwich and the Broads



SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“We love the character and charm of the property. We have extensively renovated it and it suits all our needs...”

Nestled peacefully on a quiet lane amongst classic Norfolk countryside, this extraordinary barn offers far more than meets the eye. Indeed, prototypical flint elevations conceal a wealth of characterful accommodation filled with reams of natural light, and the addition of a remarkable unconverted barn offers endless potential and makes this amongst the most unique of purchase opportunities.

The well-balanced accommodation offers all the drama one could hope for from a grand conversion of a Norfolk barn,

whilst managing to inject the practicality and flexibility required to accompany the ever-changing demands of a fulfilling family life.

A vast open-plan layout offers an impressive welcome, with the elegant stone-topped shaker kitchen enjoying a sociable, large breakfast bar, whilst the spacious seating area has the benefit of the wood burning stove. The dining area enjoys a strong definition of its own, and is integrated well with both the seating area and kitchen, whilst a full run of bi-fold doors beckon the great outdoors.





Invaluable versatility and practicality is injected into the home via excellent two ground floor bedrooms/studies. Both are large enough to serve any number of purposes, be it playroom, study or library, whilst the nearby shower room makes them fit for purpose as ground floor bedrooms. A large and highly functional utility/boot room complete the ground floor.

The first floor showcases yet more drama, alongside practicality, with receptions and bedrooms in excellent balance. The stunning first floor reception enjoys all the atmosphere of the vaulted ceiling and exposed timbers, as well as providing a superb space to hunker down as a family.



“There are field views and amazing sunsets from the main bedroom...”

Two further bedrooms share a bathroom on this floor, whilst the opulent principal suite must be seen to be truly appreciated. Fully vaulted ceilings, exposed original brickwork, extraordinary proportions, ample storage and of course a lavish en-suite make this a bedroom suite to be remembered.

Outside, the standout feature of the plot is the remarkable unconverted barn. Fully weatherproof and functional, the potential uses and opportunity for further development are endless, and cement this property's stature as a noteworthy barn indeed.

The plot provides ample off road parking, numerous sections of sheltered and private garden, including sun-trap dining terraces, pockets of lawn and an enclosed corner garden, currently home to some very happy chickens.

“I love the views across open fields from the patio and hot tub...”



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, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | www.houseviz.com



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 the Vendor



St James Barn is surrounded by beautiful countryside

“It’s incredibly peaceful, and the countryside is amazing, with beautiful walks.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 9370-2826-6390-2907-8131

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: ///refilled.hobbyists.ordering

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL