



14 Rectory Road
Coltishall | Norfolk | NR12 7HF

FINE & COUNTRY

PRETTY AS A PICTURE



“This beautiful Georgian-fronted period home has a gorgeous cottage garden to the front, further enhancing its kerb appeal.

It’s set in the heart of the highly-desirable Broadland village of Coltishall, the river running through nearby, the green well known as a place to soak up the summer sun, shops, pubs, and excellent schools on the doorstep.

All this just 5 minutes from the Broadland Northway and 15 minutes from Norwich.”



KEY FEATURES

- A Pretty Georgian Fronted Cottage in the Sought After Village of Coltishall
- Four Bedrooms; Bathroom with Roll Top Bath
- Kitchen/Breakfast Room and Ground Floor Wet Room
- Two Reception Rooms
- Pretty Cottage Garden to the Front and Walled Patio Garden to the Rear
- Large Outbuilding offering Huge Potential as Home Office or Annexe (subject to permissions)
- Single Garage and Store with Driveway providing Ample Parking
- The Accommodation extends to 1,170sq.ft
- Energy Rating: D

Coltishall is one of Broadland's most pretty and popular villages, being so well served with almost every amenity, having an excellent primary school and buses to a well-regarded high school in the next village. This cottage sits in the centre of it all but feels wonderfully secluded. It sits in private gardens and has a large and useful outbuilding with huge potential and versatility.

Character And Charm

It's thought the house was built in the mid-1800s and it certainly has the good looks and attractive proportions of the late Georgian and early Victorian period. Inside, character features such as painted tiled floors, beautiful fireplaces and exposed beams add to the appeal. The owners fell in love with the property as soon as they set eyes on it, having come to view because of the desirable village location. It's certainly a pretty home with its handsome red brick and sash windows, set back down a long garden path. When the owners came here, the property had been rented for a while, so they have refreshed the décor, painting and recarpeting, and the house is now well set and ready for its next chapter.

Family Friendly With Features

Step inside and you'll see there are two lovely reception rooms to the front of the property, both looking out over the pretty gardens. The sitting room has oak beams and a fabulous feature fireplace where you can have an open fire, something that's unusual these days, while the dining room has built-in storage with feature arched shutter doors. Moving through into the rear of the home, you have a delightful, bright and airy country-style kitchen with a range cooker and space for a little breakfast table. Beyond this is a ground floor wet room and access from a rear lobby to the outside space.





KEY FEATURES

Exploring Upstairs

Upstairs, three good size double bedrooms share a lovely bathroom with a rolltop bath that very much suits the house. And there's a surprise in store. A further set of stairs leads up to an attic room that's a great home office or study. It would also be good if you had teenagers, as a den and place where they could hang out with friends. There's a number of storage areas too, reached through the attic, which the owners have found useful.

A Haven Within The Village

Outside, there's a colourful and mature cottage garden to the front, with a pathway to the front door and a secluded area of lawn where you can sit out in private. There's a large driveway for four cars to the side, then at the rear of the house you have a beautiful walled courtyard that's incredibly sheltered and a real suntrap. You'll also notice a large outbuilding running down the side of the plot, which is made up of three different parts and offers enormous potential. There's a garage in the front section, a storeroom behind this and then a large home office or summerhouse to the rear, opening onto the courtyard. This building could be converted into a holiday let, subject to permissions, and would no doubt be enormously popular in this area. It would also make a lovely annexe. If you run a business from home, this will meet your needs too - it's altogether very versatile. You feel very tucked away here, yet you're in the centre of the village and walking distance from all amenities. The school, surgery and village hall are just up the road, with allotments on the doorstep. Coltishall has everything you need for day-to-day life and beyond, from shops to hairdressers, pubs to tea rooms. You can head out paddleboarding on the river, stopping for a pizza, or go wild swimming by the mill. It all feels a world away from the city, yet you're a five-minute drive from the Broadland Northway and very close to Norwich.

























INFORMATION



On The Doorstep

Coltishall has a sleepy feel but it's surprisingly lively, with plenty going on. There's a shop, surgery, pharmacy, takeaways, a tearoom, several pubs, hairdressers, a primary school and more. Buses take children to the high school in neighbouring Hoveton and regular buses run into Norwich throughout the day. You can drive to the centre of Norwich in just 15 minutes, yet when you come back home and head out on your paddleboard, or take a dip in the water at Horstead Mill just down the road, the city seems a world away.

How Far Is It To?

Norwich, the regional centre of East Anglia lies approximately 8 miles distant where there is a large array of cultural and leisure facilities nearby, including Chantry Place and Castle Quarter shopping centres, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich via the North Walsham Road B1150 proceeding over the roundabout with the Northern Distributer Road/Broadland Highway. Continue along this road until you reach the village of Horstead, continue over the bridge and take the right hand fork in the road onto Church Street/B1354 and then left onto Rectory Road and the property will be located on the left hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

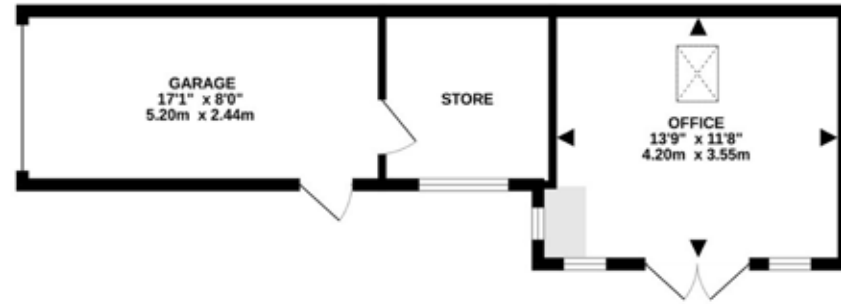
Broadband Available - vendors use SKY

Mobile Phone Reception - varies depending on network provider

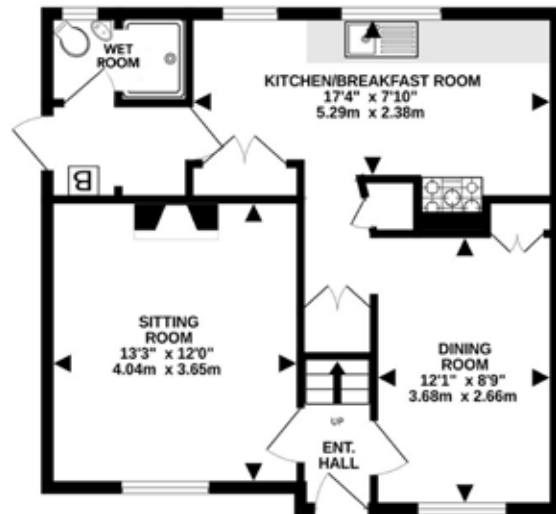
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Broadland District Council - Tax Band C

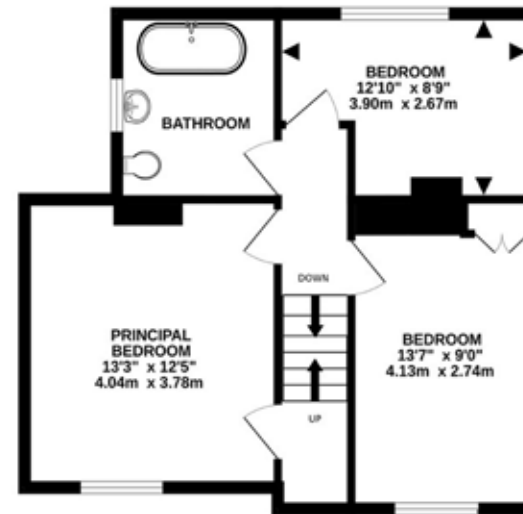
Freehold



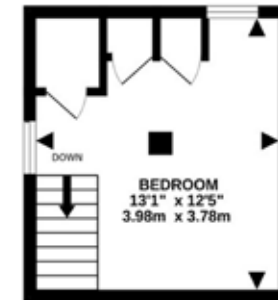
OUTBUILDING
364 sq.ft. (33.8 sq.m.) approx.



GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
496 sq.ft. (45.1 sq.m.) approx.



2ND FLOOR
157 sq.ft. (14.6 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 1170 sq.ft. (108.8 sq.m.) approx.
TOTAL FLOOR AREA : 1534 sq.ft. (142.6 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 - lower running costs			
(94-100)	A		
(81-93)	B		B1
(69-80)	C		
(55-68)	D		D2
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			

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.



FINE & COUNTRY

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