



THE STORY OF

The White House

Coltishall, Norfolk

SOWERBYS



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Coltishall, Norfolk
NR12 7EA

Impressive Grade II Listed Georgian Home

Village Location

Abundance of Period Detailing

Fine Drawing Room with Fireplace

Sitting Room and Conservatory

Atmospheric Dining Room

Playroom and Cellar

Games Room and Indoor Swimming Pool

Seven Bedrooms, Three Bathrooms

Tennis Court, Outbuildings and Mature Grounds

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Set in the heart of the most popular Broadland village stands a very handsome Grade II listed Georgian home. When the current owners bought the property, they loved the seclusion the property had, whilst still being very much part of the village, and within walking distance of local amenities.

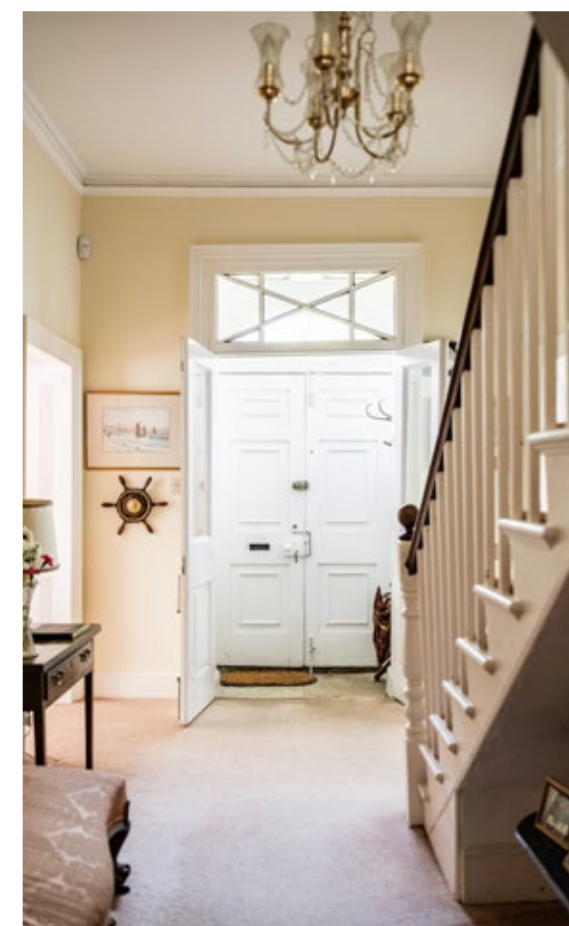
The sweeping drive takes you on the journey to what lies within. The house itself is elegant and offers an abundance of period detailing, with a welcoming entrance which sets the scene upon entrance.

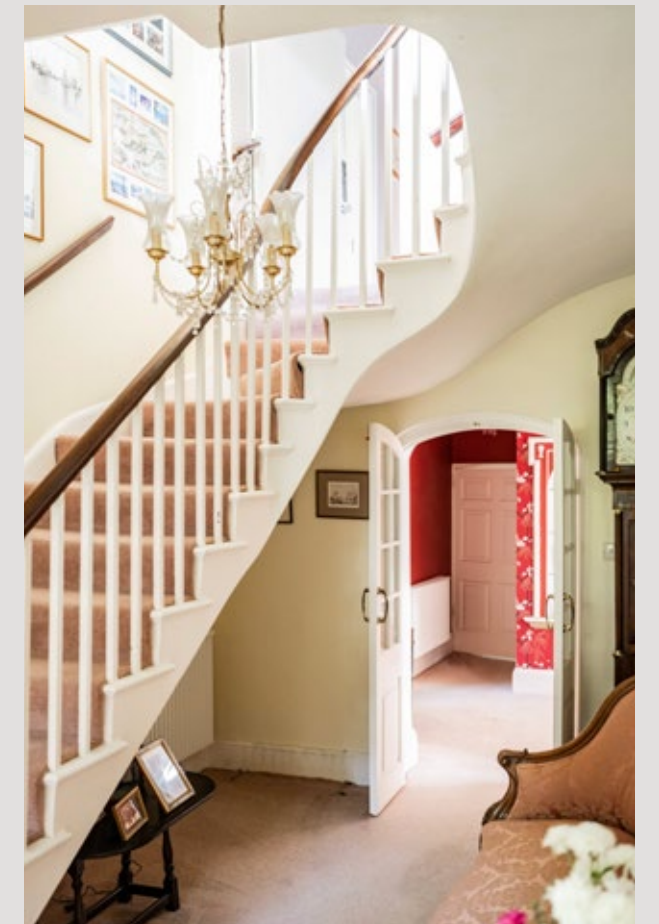
The dual aspect drawing room is flooded with natural light and has a beautiful period fireplace. The property offers many opportunities to socialise, with access straight into the dining room, where many a dinner party or Christmas meal can be had.

For a tranquil reception space, the sitting room exudes calmness and features a period fireplace. It also provides access to the conservatory, offering delightful views of the garden.

The well-equipped kitchen is ideal for cooking, providing ample storage, workspace, and includes an AGA stove. Adjacent to the kitchen is a playroom with a cloakroom, a separate utility room, and access to the cellar. The games room on the ground floor is incredibly versatile and can serve various purposes. Additionally, there is access to the heated indoor swimming pool.

The first floor offers a well-balanced layout, ideal for a growing family or accommodating extended guests. Towards the front of the house, the principal bedroom features an en-suite bathroom, as well as ample wardrobe space and beautiful views. Additionally, there is a guest suite with an en-suite bathroom, five other well-appointed bedrooms, two family bathrooms, and a separate cloakroom.







The sweeping driveway past the lawned front garden is adorned with mature boundary hedging that provides ample privacy. There is parking available at both the side and rear of the property.

The grounds extend to approximately 1.5 acres, such a rare find within a Broadland village. The majority of the grounds are laid to lawn and adorned with a diverse array of specimen trees and native hedging. Nestled within the property is a secure and fenced hard tennis court, a delightful feature tucked away within the grounds.

The range of outbuildings to the rear are connected to the main house via the games room, with links to the pool room. There is also garaging, as well as a first-floor studio space with kitchenette and cloak/shower room.

In addition, you are blessed with a wooden gate to the northwest corner that provides a footpath leading to the Bure Valley Railway.



The White House is in a great location, with walks by the river, a very friendly community, and great amenities.





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.

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Coltishall

A VIBRANT COMMUNITY
TO CALL HOME

Coltishall, located near Norwich in Norfolk, is a picturesque village that offers 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.

Neighbouring towns like Wroxham, divided by the River Bure, offer a range of attractions and amenities. 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.

Norwich, a vibrant city with a rich history and modern amenities, is also close to Coltishall. It offers a diverse range of cultural attractions, shopping opportunities, and dining experiences, making it an ideal place for those looking for a mix of city and countryside living. With its close proximity to both Coltishall and Wroxham, Norwich provides residents with access to a wide array of services and activities while still retaining its own unique character.



Note from Sowerbys



“The grounds extend to approximately 1.5 acres, such a rare find within a Broadland village.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///clearcut.compacts.suddenly

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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