



THE STORY OF
6 Coltishall Hall
Coltishall, Norfolk

SOWERBYS



THE STORY OF

6 Coltishall Hall

Wroxham Road, Coltishall
Norfolk, NR12 7AF

Three Bedroom Single Storey Home

Brilliantly Unique Character

Highly Versatile Accommodation

Immaculately Presented Throughout

Open-Plan Living Options

Principal Bedroom with En-Suite

Sun Trap Patios and Garden Room

Pristine Courtyard Garden

Ample Off-Road Parking

Exclusive Setting by the Broads
and Riverside Pubs

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This unique home is located in the beautiful grounds of Coltishall Hall, in one of the most desirable villages on the Norfolk Broads. The house offers around 1500 sq ft. of single-story living space with immaculately presented interiors. It has a fascinating history and architectural interest, offering more character and drama than a traditional bungalow while being low maintenance and future-proof.

The open-plan kitchen/dining room is perfect for entertaining, and the formal sitting room features a vaulted ceiling and exposed original timbers. There's also a study and a large, well-equipped utility room that complements the kitchen.

The three bedrooms include an impressive principal suite with built-in storage, a luxurious en-suite shower room, and its own sun terrace. The two additional bedrooms are also very welcoming spaces and share a central family bathroom.

Outside, the property is wrapped in an inspired and thriving courtyard garden packed with features and cosy corners. A garden room makes for an idyllic spot to soak up the calm atmosphere come rain or shine whilst numerous sun terraces and landscaped vistas make for an enchanting environment.

Ample off-road parking is provided with the main grounds of the complex and a short stroll over the road is the picturesque River Bure and the very popular Rising Sun pub.



Opening the french doors from the bedroom in the morning feels like being on holiday.





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 the Vendor



Coltishall Hall Driveway.

“We’ve loved the vicinity of the river...the peacefulness... there’s so much to see and do.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

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

TENURE

Leasehold, with a share of the freehold. 105 years remaining.

LOCATION

What3words: ///gratuity.exhaling.running

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

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Journey

 St Martins
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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
Air Ambulance

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