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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



A detached cottage, that would benefit from a programme of refurbishment, to create a spacious family home. Located on a plot approaching one acre the property provides a fantastic opportunity to live the good life with the potential to keep horses and livestock.

Located in the heart of the picturesque riverside village of Horstead and bordering Coltishall, sometimes referred to as the 'Gateway to the Norfolk Broads'. Goat Farm Cottage enjoying an idyllic rural setting yet is close enough for easy access to the local amenities; the award-winning pub and restaurant, the Recruiting Sergeant, and beyond to the charming Georgian village high street amenities in Coltishall and the Outstanding Primary School, Doctors surgery, and iconic grassy staithe and fashionable riverside eateries.

Arranged over two floors, the property enters into an entrance hallway where separate internal doors lead into a dining room and a lounge with feature fire place. Doorways from both rooms lead into a utility area where there is access to a kitchen and a bathroom. To the first floor, three bedrooms complete the accommodation.

Life at the property is further complemented in its location, commuting distance of less than eight miles to the capital city of Norwich, approximately thirteen miles to relaxation on the north Norfolk coastline and just a three-mile trip to the Norfolk Broads at Hoveton and Wroxham.



Detached



House



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band C

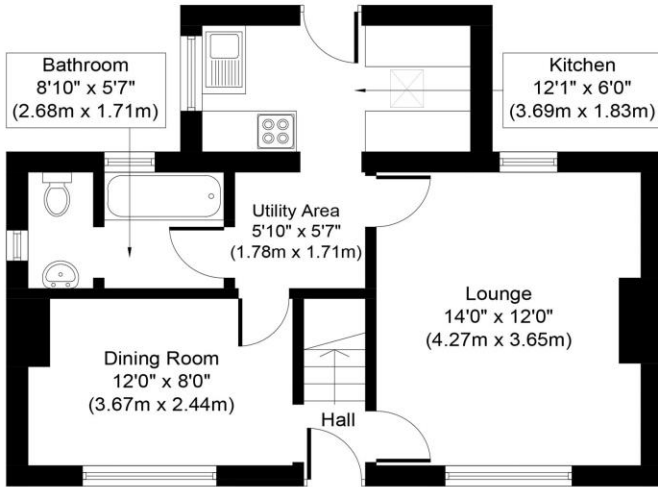


Off-Road
Parking

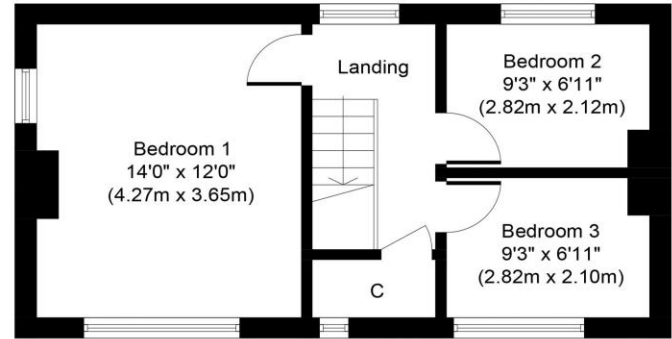


Garage
Potential





Ground Floor
Approximate Floor Area
477 Sq. ft.
(44.3 Sq. m.)



First Floor
Approximate Floor Area
391 Sq. ft.
(36.3 Sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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