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Courtyard Cottage, Wroxham Road, Coltishall, Norfolk, NR12 7AF

Courtyard Cottage is a beautifully presented detached bungalow located within the grounds of Coltishall Hall, an imposing early 18th century building, that stands handsomely back from the road and opposite the iconic village staithe. Formerly a manor house and now an impressive Grade II listed property which presents as an enviable, communal retreat in which to escape to the country. Over the centuries the hall has been home to the wealthy and was commandeered by the Royal Army Medical Corps during the Second World War, before latterly being converted into luxury homes.

Coltishall Hall itself and the associated dwellings, are approached between decorative brick piers, along a sweeping driveway which is straddled by ornate lawn gardens on a generous plot of around two and a half acres and largely screened behind elegant tall trees and mature high hedging.

Courtyard Cottage is tucked away, nestled behind the hall and is largely framed to the front by a lush green lawn and a colourful array of mature shrubs. A pathway to the front entrance extends from the property's private parking for up to four cars, whilst also granting private gated access to the enclosed side terrace, decorative rear courtyard and a restful garden room.





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- THREE BEDROOMS
- ALLOCATED PARKING
- RECENTLY REDECORATED

- SINGLE STOREY DWELLING
- GATEWAY TO THE NORFOLK BROADS
- SET ACROSS FROM ICONIC RIVERSIDE STAITHE

- MASTER WITH EN-SUITE & DOORS TO TERRACE
- COMMUNAL GROUNDS EXCEEDING TWO ACRES
- ENCLOSED TERRACE, REAR COURTYARD & GARDEN ROOM

Having recently been redecorated, the property presents as a ready to move into, prestigious property ideal for a family or for a couple looking for single storey living with room for visiting friends and family. The property's main entrance leads into a generous hallway with separate doors to a study and a step to both the sociable kitchen diner with a utility and the opposing lounge. A door from the lounge leads to the family bath and shower room, the main bedroom with an en-suite, and double doors opening to a side terrace and two further bedrooms, one currently used as a snug.

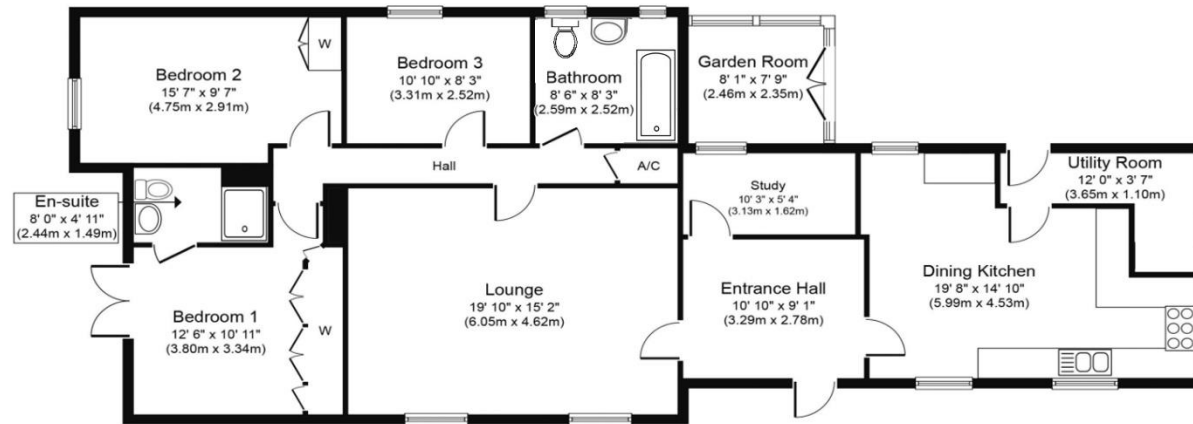
Life at the property is further complemented in its idyllic setting: only a few hundred yards from the iconic grassy staithe that stretches to the fashionable riverside eateries, including The kings Head and The Rising Sun, a mile to either the centre of the charming Georgian village High Street amenities or the outstanding Primary School and Doctors Surgery, whilst passing The Red Lion public house.

Agents note; The property is leasehold and is subject to service charges.





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Approximate Floor Area
1,410 sq. ft.
(131.0 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. 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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