

SALES & LETTINGS

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The Old Granary Abbey Court, Wroxham Road, Coltishall, Norfolk, NR12 7AH

A chain free, Enhancement Award winning, detached barn conversion, with planning permission for the erection of a utility room extension, planning reference 20221308. Situated in a sought-after location in the picturesque riverside village of Coltishall – referred to as the Gateway to the renowned Norfolk Broads, the property benefits from easy access to the iconic grassy staithe at Coltishall, that stretches to the fashionable riverside eateries including the popular Rising Sun Restaurant, a mile to either the centre of the charming Georgian village high street amenities and the Outstanding Primary School.

Converted in 1985, The Old Granary is discreetly located behind natural hedging and a high brick wall and is approached over a hard standing driveway that leads to a double garage and an area of off-road parking. A private gate grants access to well-tended, enclosed front and rear lawn gardens bordered by mature shrubs and flower beds and overlooked by individual paved terraces.





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- CHAIN FREE
- SOUGHT AFTER LOCATION
- AWARD WINNING BARN CONVERSION

- OFF-ROAD PARKING & DOUBLE GARAGE
- FOUR BEDROOMS, MASTER WITH EN-SUITE
- WALKING DISTANCE TO RIVERSIDE EATERIES

- GATEWAY TO THE RENOWNED NORFOLK BROADS
- LESS THAN TWENTY MINUTES TO THE CITY OR COASTLINE
- ENCLOSED FRONT & REAR LAWN GARDEN WITH PAVED TERRACES

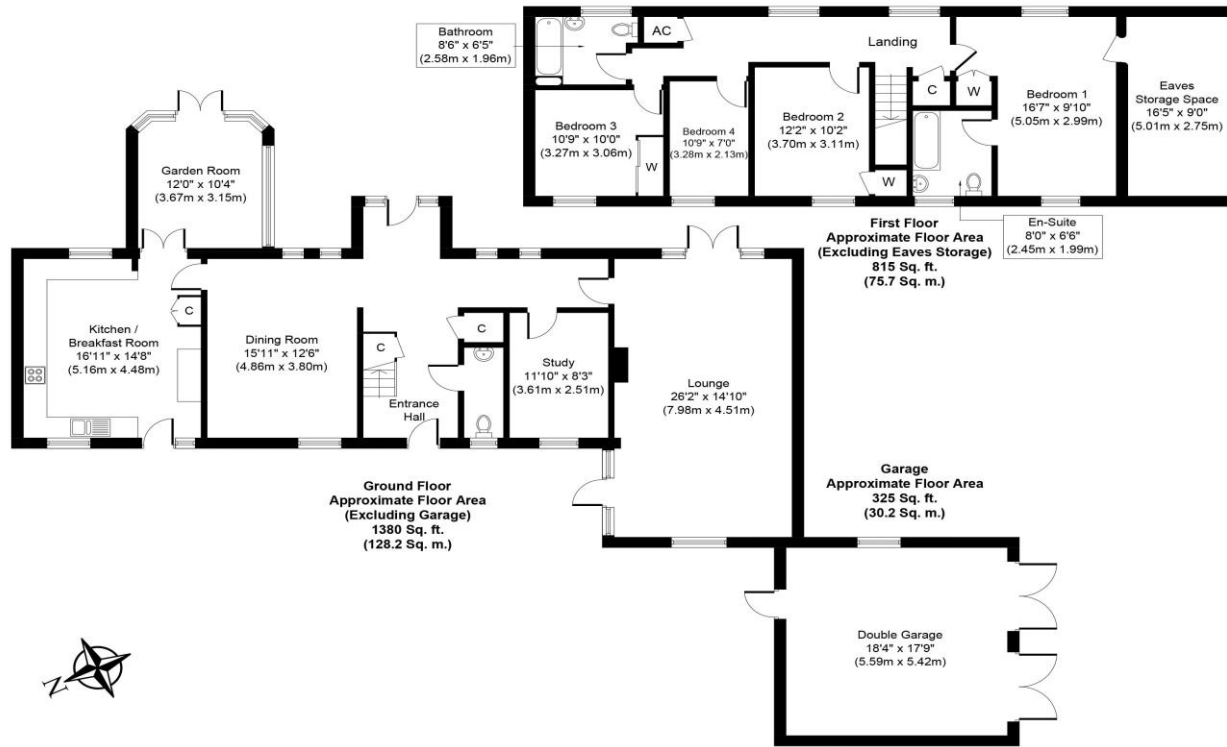
Arranged over two floors, with three reception rooms including a fabulous garden room overlooking the rear garden, a very generous lounge with feature fireplace, four bedrooms, the master with a recently updated en-suite bathroom, as well as a downstairs study/fifth bedroom, and an additional family bathroom. This spacious family home has been lovingly restored cleverly combining many of the original classic features such as the beams and brick work, while incorporating modern comforts with the newly fitted heating system and quality flooring throughout.

Life at the property is further complemented in its proximity of Less than thirty minutes to the sandy shores of the Norfolk coastline or eight miles to the capital city of Norwich, where there is excellent retail therapy, numerous restaurant and cafes, night life and extensive historical interest.





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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.

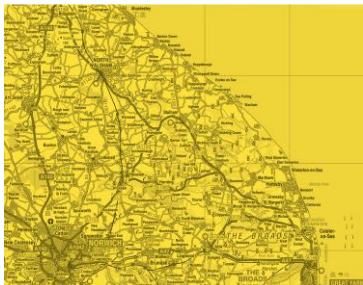
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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