



The Old House
15 Church Street | Coltishall | Norfolk | NR12 7DJ

MOVING WITH THE TIMES



“This impressive and handsome home stands proud in the middle of a pretty and popular Broadland village. Well known and something of a local landmark, it’s been lovingly and comprehensively renovated by the current owners over the last decade or so. Brimming with character, from top to bottom, it’s Grade II* listed and retains many wonderful features, yet it’s also a very comfortable and practical home with an annexe for income potential, delightful gardens, an outdoor kitchen and more.”



KEY FEATURES

- A Handsome Detached Grade II* Listed Georgian House with a Self Contained Annexe situated in the Popular Village of Coltishall
- Six Bedrooms; Four Bath/Shower Rooms
- Kitchen with Breakfast Room, Separate Utility and Dog/Boot Room; Wine Cellar
- Four Reception Rooms, Study and a Covered Garden Room
- Second Floor Games Room
- Beautiful Landscaped Gardens include a Formal Garden, Sunken Dining Terrace with Outdoor Kitchen and a Large Undercover Area ideal for Entertaining or Parking
- The Accommodation extends to 7,243sq.ft
- No EPC Required

You can catch a glimpse of the elegant frontage of the Georgian home as you pass by on the road, but most of it is hidden away behind a beautiful period brick wall, draped with climbing plants, so it sits in the heart of Coltishall but remains very private. Inside the accommodation more than lives up to expectations and every detail has been carefully considered, creating a fabulous family home with delightful gardens that is full of authentic charm yet has no work to do.

Quality And Character

Built in 1727, this property has been significantly altered and extended over the centuries, with the frontage a slightly more recent addition and a Victorian wing built on one side. The house has the beautiful proportions, high ceilings and light rooms of its time, with a fabulous central staircase, plus there are fireplaces in almost every one of the rooms. When the current owners embarked upon the property's restoration, they made some exciting finds along the way, including gorgeous period fireplaces and a spectacular old range oven that forms a focal point in the kitchen. All the works have been done using traditional methods and materials, with breathable plaster and paint, restored windows with secondary glazing, tiled, flagstone and wooden floors and more. It's all been finished with great attention to detail and the owners have worked with well-known local interior specialist Paula Gundry to finish the interiors with sympathetic paints and fabric, as well as incorporating ideas from their extensive travels, such as the bespoke Murano glass lighting in the dining room and the Italian marble bathroom off the principal bedroom. There's Burlington sanitaryware throughout, with paint and tiles from Fired Earth and Porcelanosa.





KEY FEATURES

So Much To See

At the front of the house, you have two grand reception rooms, one the owners call their whisky room, with a log burner to keep it snug in winter and two large sash windows to the south framing views over the front walled garden. A lovely formal sitting room, this is a great adult only space! Across the hall you'll find the magnificent formal dining room, which lends itself to entertaining and comfortably hosts a crowd. The owners have had many dinner parties in here (one of them is a former chef and loves to cook for friends and family), with themed nights including a murder mystery night. These rooms also look stunning decorated for Christmas. The kitchen sits behind the dining room and is open to a cosy breakfast room - this is where the children have a snack and do their homework after school and where weekday family meals take place. The kitchen has been incredibly well designed and there's so much storage and preparation space that even the most demanding of cooks will be delighted. It's the attention to detail that sets this apart - the double Butler sink sits under the window, so you look out over the garden as you wash up, then there's a further sink in the island, next to the hob, which means when you're cooking you also look over the garden and you have instant access to hot water for boiling etc. There's a chopping board incorporated into the island, pan drawers and storage under the hob, plus a double Neff oven on the wall to the side. A stable door means you can let the fresh air in without letting the dog out! Another practical idea is the large boot room, which has a dog shower in it and is perfect for muddy boots and garden bits, as well as dogs. A separate utility and large storeroom can also be accessed directly from outside, as the owners are keen equestrians and are very sporty, so you can come straight in and dump your dirty kit, wash it and store it, keep schoolbags contained and so on, without the dirt or clutter drifting into the rest of the house. Take a look at the floorplan and you'll see there's more - the Victorian style guest suite with a fully accessible bathroom, the study with French doors to the south-facing garden, the covered garden room complete with rooflights and patio heater for use all year round - there's plenty to explore on the ground floor alone. You even have a dry cellar where the owners have a dining area for tapas and wine. They really have made the most of every part of the property.

Family Friendly

On the first floor, accessed via the main stairs or original back stairs, you have three lovely double bedrooms, one with an adjacent shower room and two sharing the stylish family bathroom, one with its own freestanding rolltop bath. Then you have the principal suite, which is simply stunning.





KEY FEATURES

In addition to the well-proportioned bedroom, you have a walk-in wardrobe area leading to an exquisite marble bathroom, with rolltop bath, his and hers basins and a large shower. This floor also houses the family's cinema room, which sees a lot of use as a place to hang out, play games and spend time together. It's also well used by the children when they have friends over, mum and dad retreating to the formal sitting room where they have peace and quiet. A further staircase leads up to a games room, also well used by the children. There's reduced head height in part of this room, but it's a great space for kids to tuck themselves well away from the rest of the house and lots of fun for sleepovers.

Income Potential

The house comes with an annexe that can be incorporated into the main part of the property or used as a standalone residence. Friends, family and guests have all made good use of it. There's a sitting room, kitchen, utility and cloakroom on the ground floor and an enormous en-suite bedroom with adjoining single room/study above. You could easily reconfigure up here to create two double rooms. Either way, it provides potential for a healthy income, either as a long term let or as a holiday rental – this is certainly a popular area with tourists and it would surely be in demand!

Enjoying The Outdoors

Outside the garden divides into a series of rooms. There's the formal garden to the front, low maintenance with its lawn and lavender beds, yet attractive and secluded. Immediately to the rear of the house is a sunken dining terrace with an outdoor kitchen. You'll find a barbecue and pizza oven here, with a door to the utility where the owners have a dishwasher and fridge-freezer. This works brilliantly when you're entertaining as you don't have to wander in and out of the kitchen – you're self-contained in this area. It's all undercover, with space for seating along a breakfast bar above the kitchen, so you can be cooking in here and still have your guests around you. Step up into the main part of the garden and everything here can be eaten, from herbs and spices to flowers – again, lovely for cooking. This a real suntrap and you can sit soaking up a few rays, surrounded by scented jasmine and looking back at the pretty flint exterior of the house. Beyond this is a large undercover area with paving. You can use this for parking or as additional entertaining space. The property has ample parking to the side or along the vine-covered drive (you can make your own wine each year, as the owners have done), plus a shared drive on the far side of the house. Behind the undercover area, a further garden awaits, with a woodland feel and many lovely mature trees.





























INFORMATION



On The Doorstep

The location was a huge part of the appeal when the owners bought the house. They fell in love with the riverside village and have enjoyed the strong sense of community amongst the residents during their time here. Coltishall has a sleepy feel but it's surprisingly lively, with plenty going on. There's a shop, surgery, pharmacy, takeaways, a tearoom, several pubs, hairdressers, a primary school and more. Buses take children to the high school in neighbouring Hoveton and regular buses run into Norwich throughout the day. You can drive to the centre of Norwich in just 20 minutes, yet when you come back home and head out on your paddleboard, or take a dip in the water at Horstead Mill just down the road, the city seems a world away.

How Far Is It To?

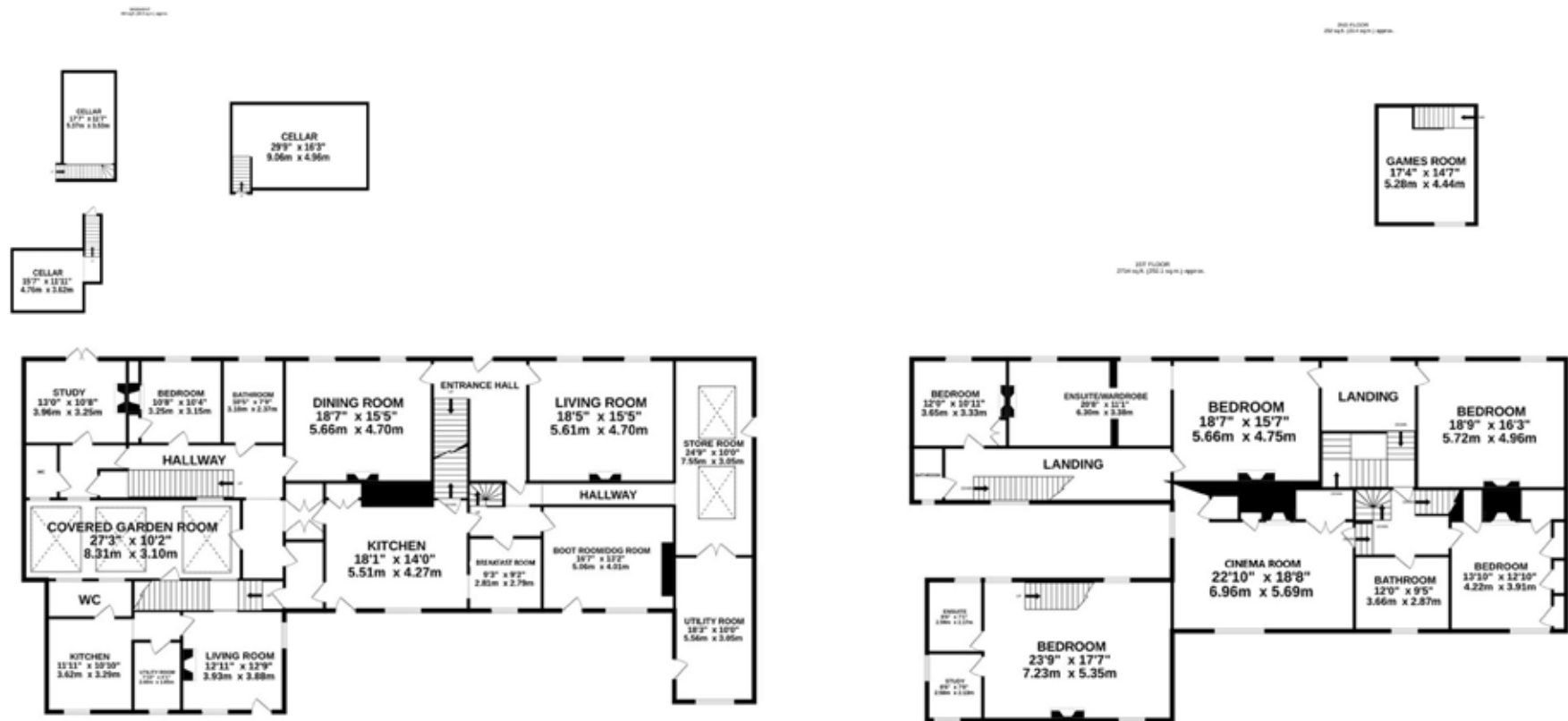
Norwich, the regional centre of East Anglia lies approximately 8 miles distant where there is a large array of cultural and leisure facilities nearby, including Chantry Place and Castle Quarter shopping centres, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich via the North Walsham Road B1150 proceeding over the roundabout with the Northern Distributer Road/Broadland Highway. Continue along this road until you reach the village of Horstead, continue over the bridge and take the right hand fork in the road onto Church Street/B1354 and the property will be located on the left hand side.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Underfloor Heating to Kitchens and Bathrooms in the Main House and Annexe
Broadband Available - vendors use BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Tax Band H
Freehold



TOTAL FLOOR AREA : 7243 sq.ft. (672.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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