



The Barn  
Church Close | Coltishall | Norfolk | NR12 7DL

# BEST OF THE BROADS



“Coltishall is one of Broadland’s most desirable villages and this attractive barn conversion sits right in the heart of it, beautifully tucked away down a quiet no-through road yet perfectly placed to make the most of everything on offer.

Far more spacious than it first appears, it also has a sunny and sheltered south-facing garden and a layout that works well for couples and families, entertaining and relaxing.

A real gem in a popular position, this is a home with enormous appeal.”





# KEY FEATURES

- An Attractive Barn Conversion in the Desirable Broadland Village of Coltishall
- The Accommodation is arranged over Three Floors
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Stunning Vaulted Sitting Room with Wood Burner and a Study
- Kitchen/Breakfast Room and Ground Floor WC
- Low Maintenance Garden with Sunken Patio Area
- Off Street Parking with Electric Car Charging Point
- The Accommodation extends to 2,211sq.ft
- Energy Rating: D

A desirable home in a popular area with much to recommend it, this welcoming home deserves a viewing! Set in the heart of a pretty Broadland village, near to the parish church, you'll find this property hidden down a peaceful and verdant close. The brick and flint frontage nods to its former life, but today it's a wonderfully bright and sociable home with a delightful friendly and comfortable feel.

## Eye-Catching Elevations

Originally part of neighbouring maltings, today the barn has been converted into an attractive home that combines good looks and features with contemporary comforts. The owner was already living in Coltishall before moving to the barn and was looking to downsize, but as you'll know if you're familiar with the area properties around here don't often become available – and when they do, they're usually snapped up right away! He was delighted to find this and it's been a very happy home, often full of extended family.

## A Sense Of Space

The heart of the barn is a huge and stunning sitting room, the vaulted ceiling enhancing the sense of space and showing off the original roof timbers. A brick feature chimneybreast at one end creates a lovely focal point, with the inset woodburner adding a cosy touch on grey days. Five rooflights, plus double doors to the south, allow the light to pour in. There's plenty of room here for both seating and dining if desired and the owner has held formal dinners and plenty of family parties here over the years. The kitchen is also a good size, with space for a family table, adding flexibility. Both the sitting room and kitchen have doors to the sunken patio outside – more on that later.









# KEY FEATURES

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There are four bedrooms at the barn, two on the first floor and two on the second. The principal bedroom has a spacious en-suite with corner bath, while the other bedrooms share the shower room. There's an additional room on the first floor that makes a lovely study or home office and is well away from the reception areas, so it's nice and quiet. The owner confirms it's also big enough for a folding bed if you have a houseful.

## Sunny Delight

The barn faces south, so the kitchen, sitting room and front facing bedrooms get the sun for most of the day, as does the patio. Reached down a few steps from the entrance, the patio is sunken and sheltered from the wind, so it's a lovely suntrap. You can spill out from the kitchen and sitting room, which is perfect for barbecues and summer entertaining. The garden also includes a south-facing lawn where little ones can play. There's room here for a keen gardener to enjoy themselves, but currently it's an incredibly low maintenance garden, whilst still providing attractive surroundings. You feel nice and private out here because there's very little passing traffic, either by car or on foot. Although it's peaceful and secluded, you're surprisingly well connected, with a choice of pubs and places to eat, a highly regarded primary school, a GP surgery and pharmacy, supermarket, tearoom, fuel station and more within a short stroll. In one direction you have a large public green space by the river, where people sunbathe in summer, walk their dogs or picnic, with the mill and a park in the other direction. This stretch of river is popular with paddleboarders and wild swimmers alike. Wroxham, known as the capital of the Broads, is just over five minutes from Coltishall and has many amenities, including a department store, DIY, garden centre and library, as well as a good high school. Norwich is also within easy reach and buses regularly travel from the village to the city. You're also only half an hour from the coast.











































# INFORMATION

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## On The Doorstep

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. Turn right onto Church Close and then left onto Church Close/The Maltings and the property will be clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Fibre Broadband Available - vendor uses Sky

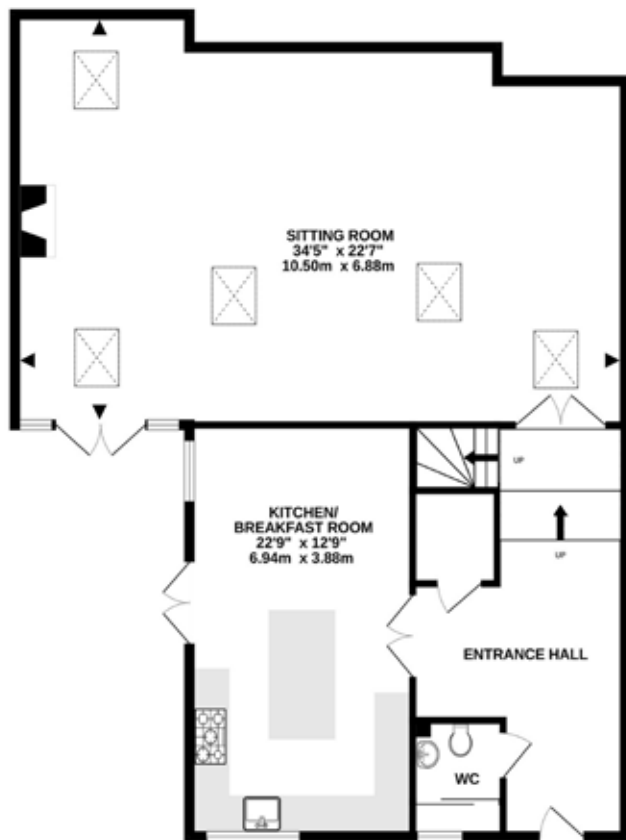
Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

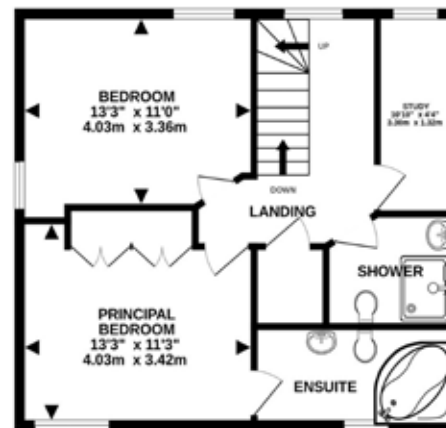
Broadland District Council - Council Tax Band E

Freehold

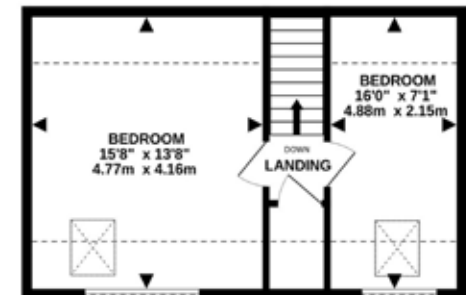




**GROUND FLOOR**  
1270 sq.ft. (118.0 sq.m.) approx.



**1ST FLOOR**  
558 sq.ft. (51.8 sq.m.) approx.

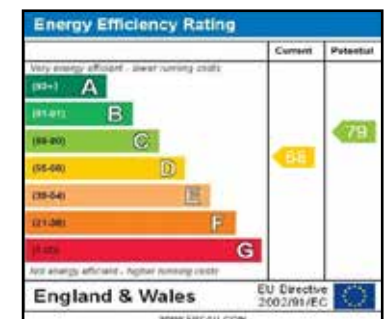


**2ND FLOOR**  
383 sq.ft. (35.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2211 sq.ft. (205.4 sq.m.) approx.**

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# FINE & COUNTRY

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