



The White House & White House Flat
33 Wroxham Road | Coltishall | Norfolk | NR12 7EA

BEYOND COMPARE



“Tucked away in the heart of what is perhaps Broadland’s most desirable village, sitting pretty in 1.5 acres of grounds, you’ll find this attractive and impressive family home.

The handsome Georgian frontage catches the eye and invites you to step inside.

Light, airy rooms boast wonderful proportions and offer an effortless flow and enormous flexibility.

There’s an indoor pool, a tennis court and orchard, and you have the common and the river right on your doorstep.”



KEY FEATURES

- A Handsome Grade II Listed Residence with a Studio Flat situated in the Popular Broadland Village of Coltishall
- Seven Bedrooms and Three Bathrooms
- Three Reception Rooms plus a Play Room and a Conservatory
- Kitchen/Breakfast Room with Separate Utility Room and Cellar
- Games Room and Indoor Swimming Pool with Pump Room
- Fenced Hard Tennis Court and Outbuilding
- Double Garage with Studio Flat Above
- Mature Grounds extend to 1.5 acres with an Orchard and Wild Area
- The Accommodation extends to 5,973sq.ft
- No EPC Required

Picture yourself sipping your morning coffee while your children head off to pick fruit from the orchard for baking. Perhaps you'll keep chickens and breakfast on the freshest of eggs. Enjoy a few leisurely laps of your indoor pool, year round, or invite friends over for a tennis tournament in the sunshine. You can host wonderful Christmas gatherings, the fire blazing away in the hearth, or cosy nights playing games around the table. Little ones will grow up with freedom and fresh air aplenty, while teens can experience independence, going to call for friends in the village or hopping on a bus to the city. This home offers a timeless lifestyle many aspire to – it's a place to put down roots and to make treasured memories.

Through The Generations

Dating back to the 18th century in its oldest parts, with an elegant early 19th century frontage, this handsome Grade II listed home has seen many changes to its surroundings over the past few hundred years. Unusually, it's only had a handful of owners, with the current occupants having spent almost 40 years here and the previous owners living here for a similar amount of time. When the owners moved here, they had been living in a nearby village and were looking for a larger home in the area to suit their growing family. Having heard about this, they came to view and fell instantly in love with the location and the bones of the house. They carried out a sympathetic renovation, with builders in the property for six months, and since then it's been a very happy home to them, with their daughters and their granddaughter all having spent time here.

Work, Rest And Play

The property lends itself to entertaining and to family life. The owners fondly remember their granddaughter's christening in the pretty village church, with everyone coming back to the house after the service to celebrate the occasion. There have been many family Christmases here too. The house flows beautifully as it's unusually open for a house of this age, which gives it a wonderfully friendly feel. The conservatory is a favourite spot in the afternoon and evening, with the golden light giving everything a lovely glow, while the additional five reception rooms offer plenty of versatility – you can have a games room (as the owners do), a playroom, formal and informal dining, a den for teens... whatever you're after.





KEY FEATURES

And the house will effortlessly adapt to the different stages of family life. Upstairs there are two en-suite bedrooms, plus a further five doubles and a family bathroom, so no shortage of space for a larger family here too. In the early 1990s, the owners converted former stabling into garaging, with an annexe above. This was successfully rented out and later became offices for the owners' business. They found it helpful being able to close the door on work and leave it behind at the end of the day, whilst still enjoying a very short commute across the garden. The annexe would also be great for an au pair or live-in nanny.

City, Country And Community

The leisure facilities are very special here. The owners swim in their pool every morning, and unsurprisingly it's popular with family and friends too. One of the owners is a keen tennis player and often has friends over for matches. Imagine the fun you and your children or grandchildren would have with a pool, tennis court and large secluded garden. The orchard and wild area attract a huge amount of wildlife, including lots of bees and butterflies. A gate from the orchard leads to a public footpath which takes you to the Bure Valley Railway and numerous walks. It's all refreshingly private and peaceful – you wouldn't know you're in the centre of the village. It's unusual to have such a good size plot (around 1.5 acres) when you're in the midst of an active and thriving community. There are two popular pubs opposite, where the owner jokes he spends too much time, but it's the river that has his heart. He loves to sit on a bench on the Common, where he often meets up with other passing locals for a chat, whilst watching the boats and paddleboarders go by in the warmer months. Being on the river, you can also see motor cruisers and yachts, modern and historic, some great character boats, private and hire, that moor on the river as well as being able to fish, swim or kayak too and work up an appetite for lunch in one of the pubs. Fish and chips from the village chippy, or cake from the tea rooms, all of which are within walking distance. Little ones can walk to the highly regarded village primary, perhaps stopping off at the park to play with friends on the way home from school. A bus runs to the local high school, said to be one of the best in the area, and there's a regular service into the city, where you'll find a choice of private schools. Coltishall is a very desirable village, thanks in part to its location in the centre of the Broads and the countryside, just a fifteen-minute drive from Norwich, so it's the ideal base for making the most of everything this beautiful part of the world has to offer.





































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 after approximately half a mile.

Services, District Council and Tenure

Fischer Electric Heating System, Mains Gas to Aga and Living Room Fire, Mains Water, Mains Drainage. Oil Boiler to Swimming Pool
FTTP Broadband Available - vendor uses EE
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - House Tax Band G, Annexe Tax Band A
Freehold

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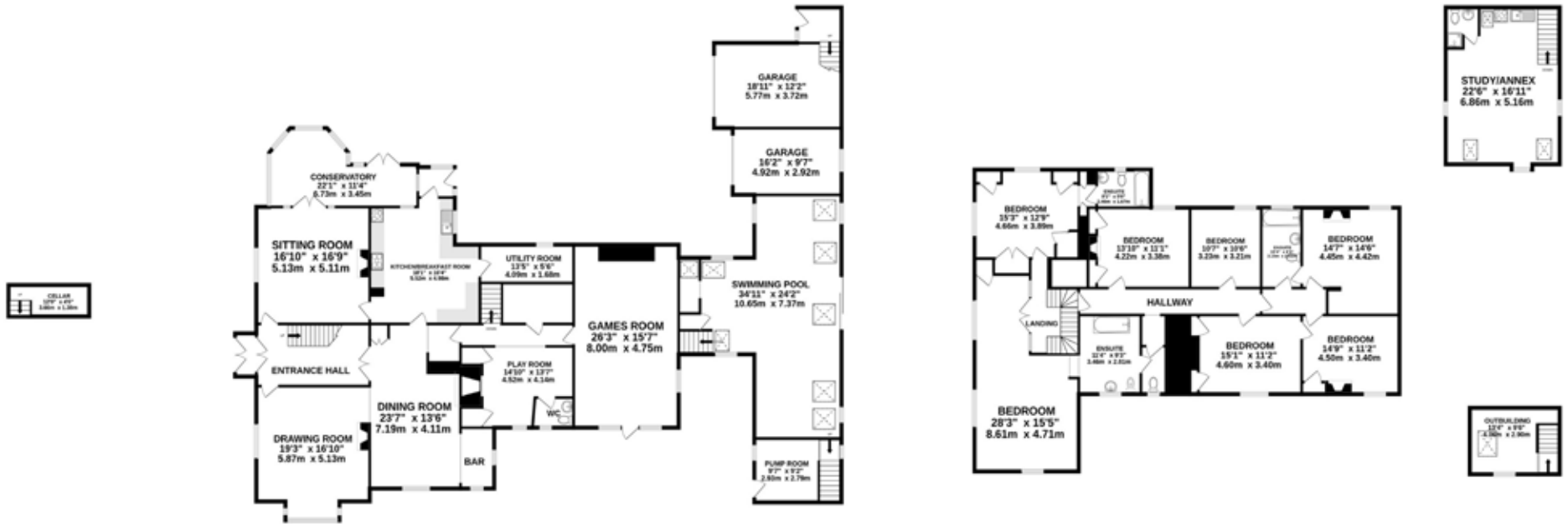
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CELLAR
10'6" x 10'6" x 10'6"
3.20m x 3.20m x 3.20m

GROUND FLOOR
2001 sq. ft. (187.4 sq. m.) approx.

1ST FLOOR
2001 sq. ft. (187.4 sq. m.) approx.



TOTAL FLOOR AREA : 5973 sq.ft. (554.9 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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For a free valuation, contact the numbers listed on the brochure.





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