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23

THE STORY OF

23 High Street

Coltishall, Norfolk

SOWERBYS



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23 High Street

Coltishall, Norfolk
NR12 7AA

Remarkable Three Bedroom Detached Home

Wealth of Character Features

Inspired Renovation Under the
Current Ownership

Traditional Receptions and Open
Plan Living Options

Immaculately Presented Throughout

Extraordinary Rear Garden
Stretching to 0.7 Acres (STS)

Fine Mix of Elegant Landscaped
and Wildflower Meadows

Substantial Selection of Purpose Built
Outbuildings Circa 1300 Sq. Ft.

Idyllic Village Centre Location

Access to River Bure at Bottom of the Garden

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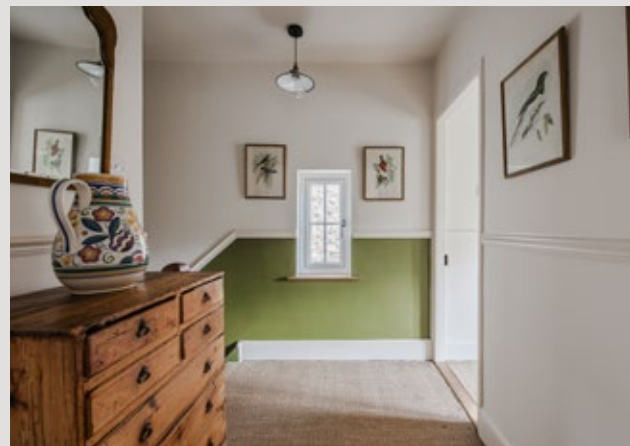
Beyond an unassuming façade on the timeless High Street of Coltishall, a most remarkable home awaits. Immaculate interiors, a wealth of character, a magical plot of 0.7 acres (STS) and a substantial garage/workshop are all hidden in plain sight in what must be amongst the most unique homes to be found anywhere in this thriving village.

Having been lovingly restored by the current owners, the warm embrace of this home is immediately felt upon walking through the front door, with the sitting room being the first reception room to greet you - warm tones, original floorboards and a striking double sided wood burner make for an elegant and homely space. To the rear of the home, the kitchen/dining room injects a more modern and sociable way of living without for a moment compromising on the character. A wealth of fine cabinetry provides ample storage and workspace for the keenest of cooks, whilst space for both a free standing breakfast bar/island as well as a large dining table make this a fantastic room for all occasions. The splendid view from the kitchen window provides a glimpse of the elegance found in the garden, whilst the garden room to the rear fully invites it in via a run of bifold doors, taking what is a delightful snug and turning it into a magical room that sprawls out to the raised decking.

The ground floor is completed by a brilliantly flexible wing including a bathroom, library/study and a well equipped utility - this space could easily serve as a downstairs bedroom with bathroom should the need arise.

The first floor is home to the three charming bedrooms, including the spacious principal bedroom enjoying far reaching views over the rear gardens. A further double bedroom is complemented by a third bedroom currently used as a dressing room. All bedrooms are well served by the luxuriously appointed family shower room to the first floor.

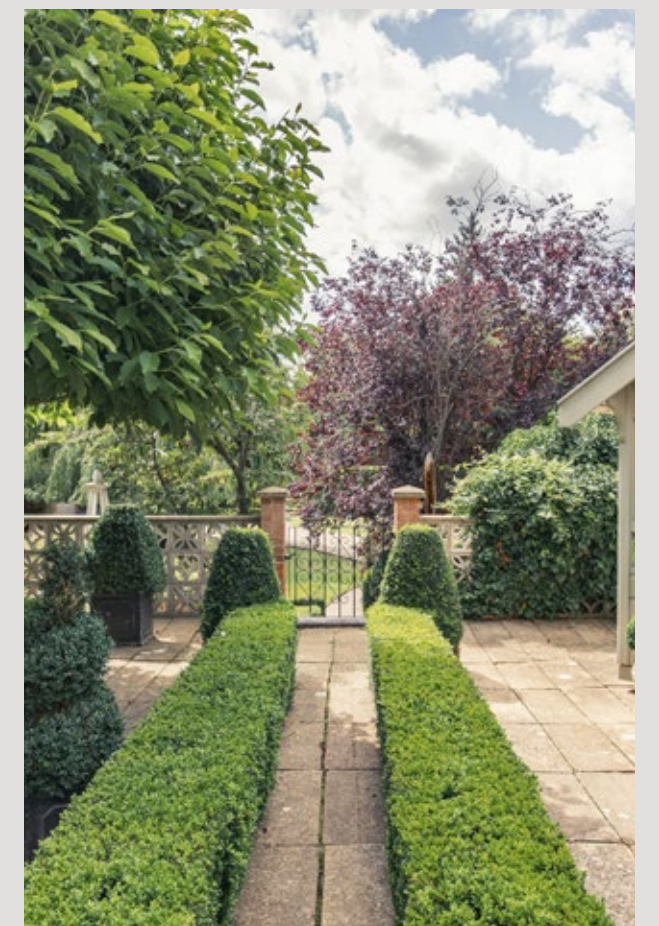


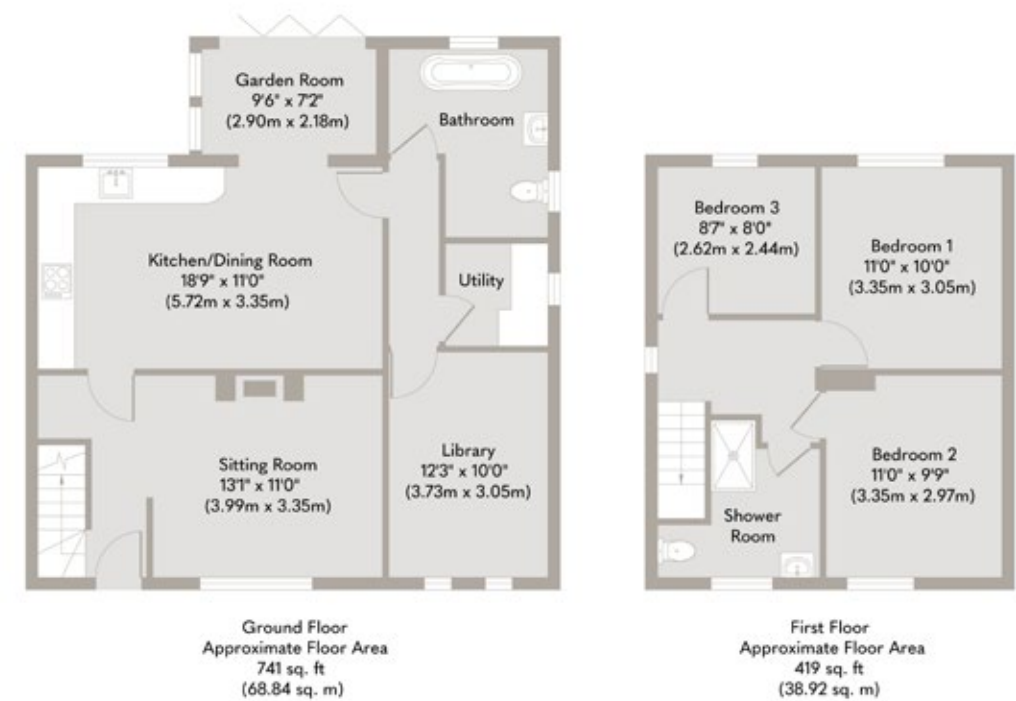
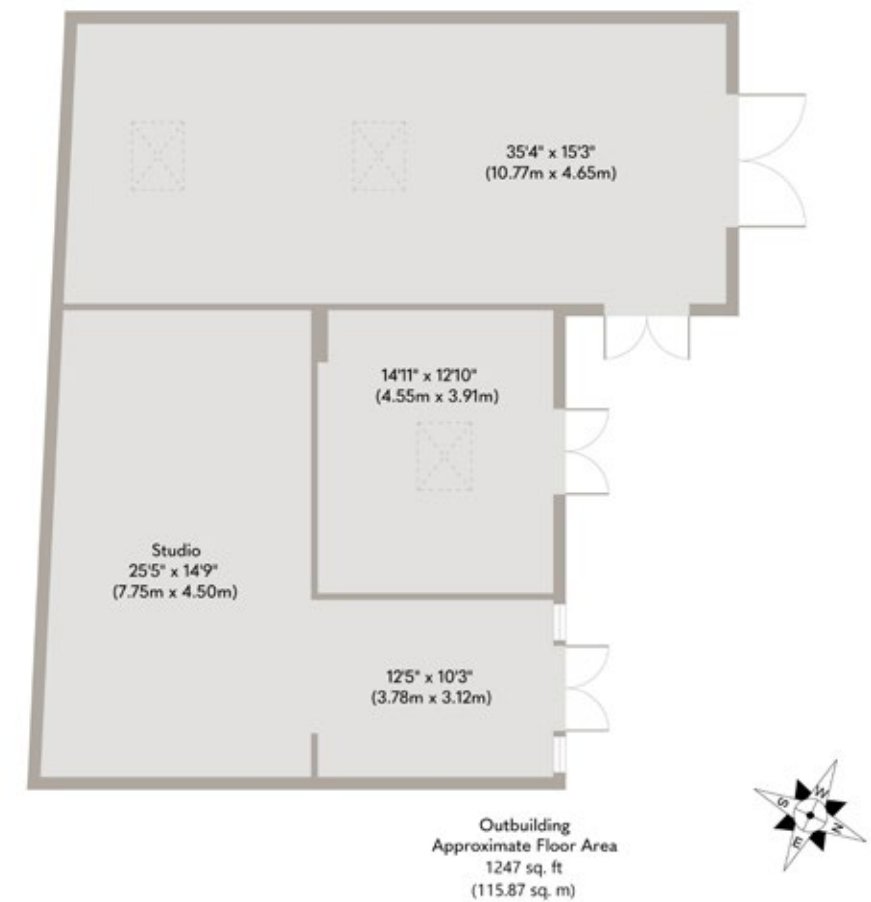


Undoubtedly one of the ace cards of this home is the remarkable plot in which it sits. Extending all the way from the thriving High Street down to the River Bure at the bottom of the grounds, this is amongst the finest of any plots to be found in the village offering a wealth of features and lovingly tended gardens to discover.

The immediate gardens to the house are impeccably landscaped; the raised sun deck faces south-west and boasts space for a dining set and well as a further seating area. Thriving flower beds and pristine box hedging grace this area whilst handsome mature trees set a timeless backdrop. Heading down to the next section of ground, raised beds and well kept lawns reveal the large driveway behind electric gates, leading to the superb purpose built studio/workshop/garage - an exceptional storage space and suitable for any number of requirements, stretching to 1300 sq. ft.

As the grounds meander to the bottom of the garden, a pleasant meadow area can be found with patches of wildflower and long grass dissected by mown paths leading through this wildlife haven through a rear gate and on to the banks of the famous River Bure.





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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Coltishall

A VIBRANT COMMUNITY
TO CALL HOME

Coltishall, located near Norwich in Norfolk, is a picturesque village that offers a charming rural atmosphere. The nearby River Bure adds to the scenic beauty of the area, providing opportunities for riverside walks and recreation.

In recent years, Coltishall has become a popular destination for those seeking a peaceful retreat while still having access to the amenities of Wroxham and Norwich, which are short distances away. The village retains its historical character, and visitors can explore remnants of its military past, including the old RAF Coltishall site.

Neighbouring towns like Wroxham, divided by the River Bure, offer a range of attractions and amenities. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

Norwich, a vibrant city with a rich history and modern amenities, is also close to Coltishall. It offers a diverse range of cultural attractions, shopping opportunities, and dining experiences, making it an ideal place for those looking for a mix of city and countryside living. With its close proximity to both Coltishall and Wroxham, Norwich provides residents with access to a wide array of services and activities while still retaining its own unique character.



Note from Sowerbys



“As the grounds meander to the bottom of the garden, a pleasant meadow area can be found with patches of wildflower and long grass...”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref: 6900-3125-0722-0002-3193

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///those.apart.amuses

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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