



TOTAL FLOOR AREA: 3189 sq.ft. (296.3 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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**51 Wroxham Road | Coltishall | Norwich | NR12 7AH**

**Guide Price £700,000**

\*\* GUIDE PRICE £700,000 - £725,000 \*\* A rare and truly exceptional opportunity to acquire this stunning, award-winning, three-storey barn conversion, extending over 3,000 square feet, situated in a peaceful and highly sought-after location in the picturesque village of Coltishall. This remarkable home is the perfect blend of modern luxury and rustic charm, offering an abundance of space, character, and sophistication throughout. As you step into the grand entrance hall, you are immediately greeted by a sense of light and space that flows seamlessly throughout the property. A striking spiral staircase leads you to the second floor, where you'll find a magnificent galleried area currently used as a home office or study, offering breathtaking views over the garden and the fields beyond, with a vaulted ceiling adding to the sense of space and grandeur.

The first floor offers four generously sized bedrooms, each providing a peaceful retreat, with the master suite boasting a luxurious modern en-suite shower room, ensuring privacy and comfort. A well-appointed family bathroom serves the other bedrooms, all of which benefit from wonderful natural light and lovely views. A striking spiral staircase leads you to the second floor, where you'll find a magnificent galleried area currently used as a home office or study, offering breathtaking views over the garden and the fields beyond, with a vaulted ceiling adding to the sense of space and grandeur.

Externally, the property is just as impressive, with a shared driveway providing off-road parking and access to a garage. A central path leads to the front lawned garden with mature plants and shrubs. To the rear, you'll find a private patio seating area, ideal for al fresco dining, and a large, secluded lawned garden that backs onto tranquil fields, offering an enviable space for entertaining, relaxation, or sitting with the family.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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#### Location

Colishall is a delightful village alongside the River Bure within the heart of the Norfolk Broads just to the west of Wroxham and offers a selection of amenities including shops, schooling, coffee shops, restaurants, bars and the idyllic village green. The village is approximately 9 miles from the centre of Norwich.

#### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to sitting room, dining room, kitchen, utility room/WC and stairs to first floor.

#### Sitting Room 34'3" x 20'8"

Four double glazed windows, three radiators, fireplace with surround and stone hearth.

#### Kitchen 26'8" x 24'2"

Quality fitted wall and base units with granite worktops over, central island, sink and drainer, fitted oven, Range cooker, integrated dishwasher, space for fridge/freezer, two radiators, double glazed windows, doors to garden.

#### Dining Room 15'11" x 12'11"

Two double glazed windows, radiator.

#### Utility Room/WC 6'10" x 6'9"

Low level WC, space for washing machine and tumble dryer, sink and drainer, radiator.

#### First Floor Landing

Doors to four bedrooms, bathroom and spiral staircase to second floor.

#### Bedroom One 22'2" x 12'11"

Two double glazed windows, two radiators.

#### En-Suite 12'0" x 7'8"

Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, double glazed window.

#### Bedroom Two 14'6" x 13'4"

Two double glazed windows, radiator.

#### Bedroom Three 13'4" x 12'0"

Two double glazed windows, radiator.

#### Bedroom Four 12'5" x 12'0"

Two double glazed windows, radiator.

#### Bathroom 9'10" x 7'7"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, roof skylight.



#### Office/Study 28'3" x 21'0"

Galleried area with vista through the property, vaulted ceiling, fold out windows with lovely views to the rear, eaves storage.

#### Outside Front

Shared driveway providing off road parking, garage with power and lighting, lawned garden with mature plants and shrubs entered via a central path and gate.

#### Outside Rear

Large patio seating area, lawned garden, mature plants and shrubs, enclosed by fencing.

#### Local Authority

Broadland District Council, Tax Band F.

#### Tenure

Freehold

#### Utilities

Fibre to the cabinet broadband available.  
Mains water, gas and electric.

