

**SALES & LETTINGS**

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# The Barn, Church Close, Coltishall, Norfolk, NR12 7DL

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The Barn is a hidden gem nestled discretely in the heart of the picturesque riverside village of Coltishall – sometimes referred to as the ‘Gateway to the Broads’. The property is understood to originate alongside the many malt houses of its time when Coltishall became a thriving commercial centre, reflected throughout the village with some magnificent buildings.

The Barn benefits from its practical setting near the charming Georgian high street and the village amenities including the iconic riverside common with its fashionable eateries, the popular Red Lion public house and The Recruiting Sergeant, where people travel from afar to enjoy the restaurant, a local butcher and the outstanding primary school and the doctor’s surgery.

The property is approached at the front where there is off-road parking, an electric charging point and timber storage. Ornate fencing leads into a pretty lawn garden bordered by natural hedging and a paved pathway leads to a south facing terrace ideal for alfresco dining with friends and family.







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- PERIOD BARN CONVERSION
- CLOSE TO LOCAL AMENITIES
- OFF ROAD PARKING & STORAGE

- PRIVATE GARDEN AND TERRACE
- IDEAL FAMILY OR HOLIDAY HOME
- SITUATED ON THE NORFOLK BROADS

- BEAUTIFULLY PRESENTED THROUGHOUT
- FIVE BEDROOMS, MASTER WITH EN-SUITE
- APPROX. TWELVE MILES TO THE COAST & EIGHT TO NORWICH

Arranged over three floors the property offers a generosity of accommodation for any modern-day family. On the ground floor, a broad entrance hallway leads into a cloakroom, a generous kitchen dining room and to the heart of the home, a spacious lounge dining room with vaulted ceiling and feature fire place. Double doors from the kitchen and lounge overlook and open out to the side terrace. To the first floor there is a family shower room, a study or fifth bedroom and two double bedrooms, the master with built in storage and an en-suite bathroom. Stairs from the first-floor landing provide access to two further bedrooms.

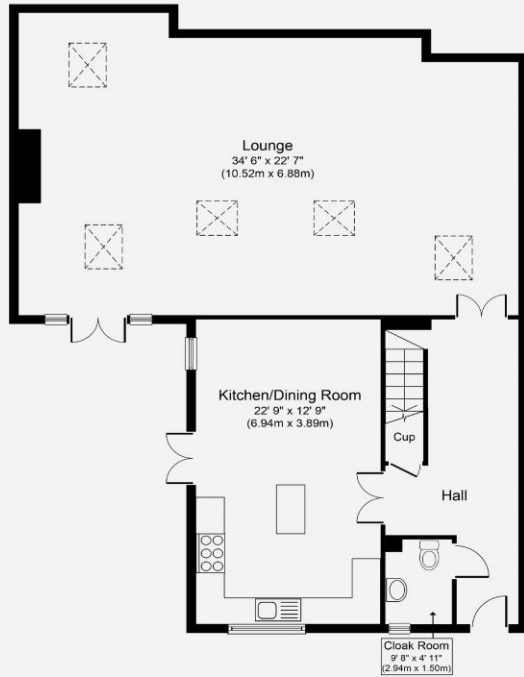
Life at The Barn is further complimented in its proximity to the river Bure popular for a boating adventure through the Bure Marsh National Nature Reserve or in the opposite direction to the famous Horstead Mill. The capital city of Norwich, replete with excellent shopping facilities, restaurants, entertainment and extensive historical interest, lies approximately eight miles to the south or the sandy shores of the Norfolk coastline, twelve miles to the west.



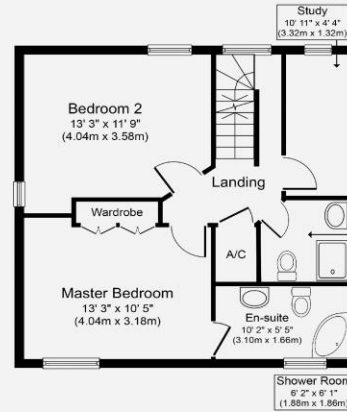




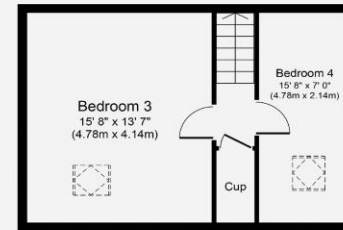
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**Ground Floor**  
Approximate Floor Area  
**1,238 sq. ft.**  
(115.0 sq. m.)



**First Floor**  
Approximate Floor Area  
**506 sq. ft.**  
(47.0 sq. m.)



**Second Floor**  
Approximate Floor Area  
**344 sq. ft.**  
(32.0 sq. m.)




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

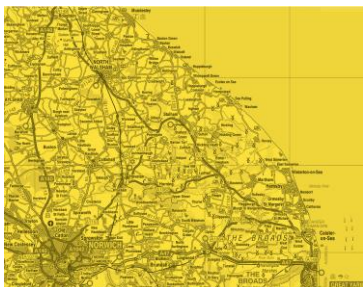






Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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Stobart & Hurrell  
 Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)  
[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782

