



**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



A vacant mid terrace period property that presents as an ideal family home with the potential to be used as a holiday let. The property is nestled discretely along a leafy lane and in sight of the iconic waterside common in the picturesque village of Coltishall, referred to as the Gateway to the renowned Norfolk Broads.

Idyllically located, White Lion Cottage benefits from easy access to the grassy staithe that stretches to the fashionable riverside eateries including the Kings Head and Red Lion public houses. Less than a mile away is the centre of the charming Georgian village high street with its local amenities, a Doctors Surgery, independent retailers and the outstanding Primary School.

The property is approached at the front, where there is road side parking. To the rear there is an enclosed south facing walled garden with a lawn and outbuildings.

Beautifully presented throughout, the property enters into a hallway where separate internal doors lead into two reception rooms, both with feature fireplaces. A doorway from the sitting room leads into a generous open plan kitchen dining room with access to the rear garden. To the first floor, a family bath and shower room and two bedrooms completes the accommodation.

Life at White Lion Cottage is further complimented in its proximity, of approximately ten miles, to the capital city of Norwich with its transport links to London and the North, excellent retail outlets, restaurants and cafes and extensive historical interest. The popular seaside town of Sea Palling with its sandy shoreline can be found approximately thirteen miles to the east with the rest of the Norfolk coastline waiting to be explored.



Terraced



House



Older



1 Bathroom



2 Receptions



2 Bedrooms



Tax Band C



Street  
Parking

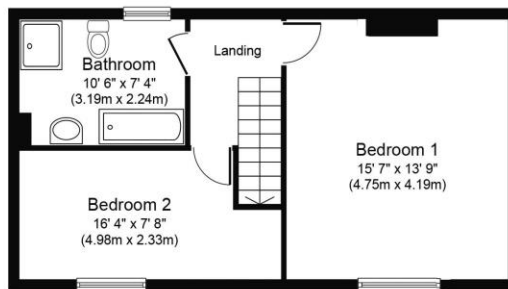


No  
Garage

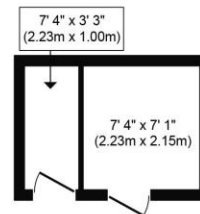




**Ground Floor**  
Approximate Floor Area  
771 sq. ft.  
(71.7 sq. m.)



**First Floor**  
Approximate Floor Area  
464 sq. ft.  
(43.1 sq. m.)



**Outbuilding**  
Approximate Floor Area  
78 sq.ft.  
(7.3 sq.m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Stobart & Hurrell

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



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