

SALES & LETTINGS

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Meadow Holme, Wroxham Road, Coltishall, NR12 7EA

Meadow Holme is a vacant riverside property, with a private mooring, and no onward chain. It presents as an ideal family home, escape to the country or as a holiday let. Formerly part of the Maltings, Meadow Holme affords a unique opportunity to acquire a slice of local history in a stunning location positioned on the bend of the river affording views to the river green and marshes.

Located within the picturesque village of Coltishall, referred to as the Gateway to the renowned Norfolk Broads, the property benefits from easy access to the grassy staithe along the River Bure, that stretches to the fashionable riverside eateries including the Kings Head and The Rising Sun. Less than a mile away is the centre of the charming Georgian village high street with its local amenities including a medical centre, independent retailers and the outstanding Primary School.

The property is approached from a track along Wroxham Road that provides access to a beautifully landscaped rear garden with manicured lawns bordered by paved walkways, areas of relaxation and a garden workshop. A walkway at the front of the property along the river provides additional access.





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- PARKING & GARAGE
- RIVERSIDE PROPERTY
- CLOSE TO LOCAL AMENITIES

- PICTURESQUE RIVERSIDE VILLAGE
- VACANT WITH NO ONWARD CHAIN
- IDEAL FAMILY HOME OR HOLIDAY LET

- BEAUTIFULLY LANDSCAPED REAR GARDEN
- THREE BEDROOMS, MASTER WITH BALCONY
- APPROX. TEN MILES TO NORWICH & THIRTEEN TO COASTLINE

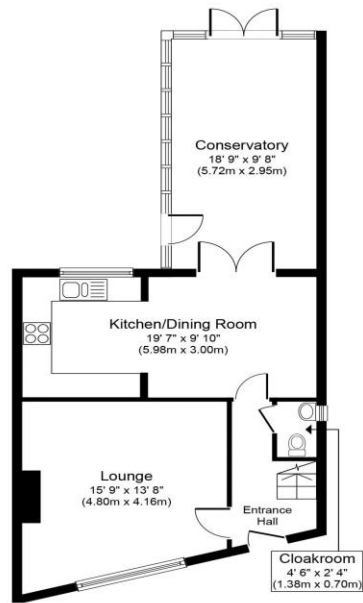
Well-presented throughout, the property enters into hallway where separate internal doors lead into a cloakroom and a family lounge with a large window providing a perfect view along the river. A further door from the hallway leads into the heart of the home, an open plan kitchen dining room with an adjoining conservatory and double doors that open out to the rear garden. To the first floor, there is a family bathroom and three bedrooms, the master with built in storage and a balcony with fabulous riverside views

Meadow Holme 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.

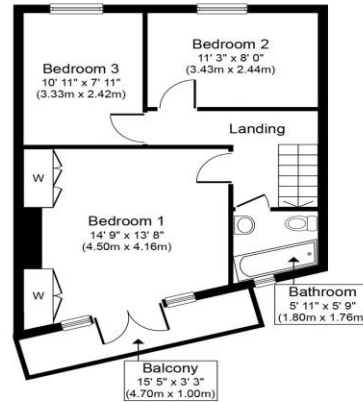




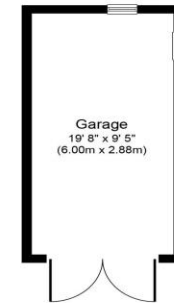
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Ground Floor
Approximate Floor Area
644 sq. ft.
(59.8 sq. m.)



First Floor
Approximate Floor Area
456 sq. ft.
(42.4 sq. m.)



Garage
Approximate Floor Area
186 sq. ft.
(17.3 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		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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