

SALES & LETTINGS

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Anchor Street, Coltishall, Norfolk, NR12 7AQ

A detached, Grade II listed, riverside property, that was formally a Public House, built circa 1800's, that has retained many of its original features including the Dutch gables, interior beam work, fireplaces and wrought iron casements

Now a spacious, enviable family home with a quay headed mooring giving direct access to the river Bure, the property is located opposite Anchor Wood and situated in a sought-after location in the picturesque riverside village of Coltishall – referred to as the Gateway to the renowned Norfolk Broads. It benefits from easy access to the iconic grassy staithe at Coltishall, that stretches to the fashionable riverside eateries including the popular Rising Sun Restaurant, and a mile to either the centre of the charming Georgian village high street amenities, the Red Lion public house and the Outstanding Primary School. For nature lovers, on your doorstep, are numerous cycling and walking route along the upper Bure and the Coltishall circular walk.

Set back from the road on a generous plot exceeding half of an acre, the property is approached over a shingle frontage, providing ample off-road parking and access to a triple garage and adjoining potting shed. To the rear of the property a paved sun terrace extends away to a generous, neatly maintained, south east facing, lawn garden bordered by mature shrubs and with a separate dwelling known as 'The Fisherman's Cottage', currently used for storage. To the end of the lawn lies the quay headed mooring and views along the River Bure.





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- FIVE BEDROOMS
- QUAY HEADED MOORING
- GRADE II LISTED PROPERTY

- NORFOLK BROADS LOCATION
- SOUTH EAST FACING GARDENS
- PLOT EXCEEDING HALF OF AN ACRE

- SPACIOUS & VERSATILE FAMILY HOME
- AMPLE OFF-ROAD PARKING & TRIPLE GARAGE
- EASY ACCESS TO THE COASTLINE & CITY CENTRE

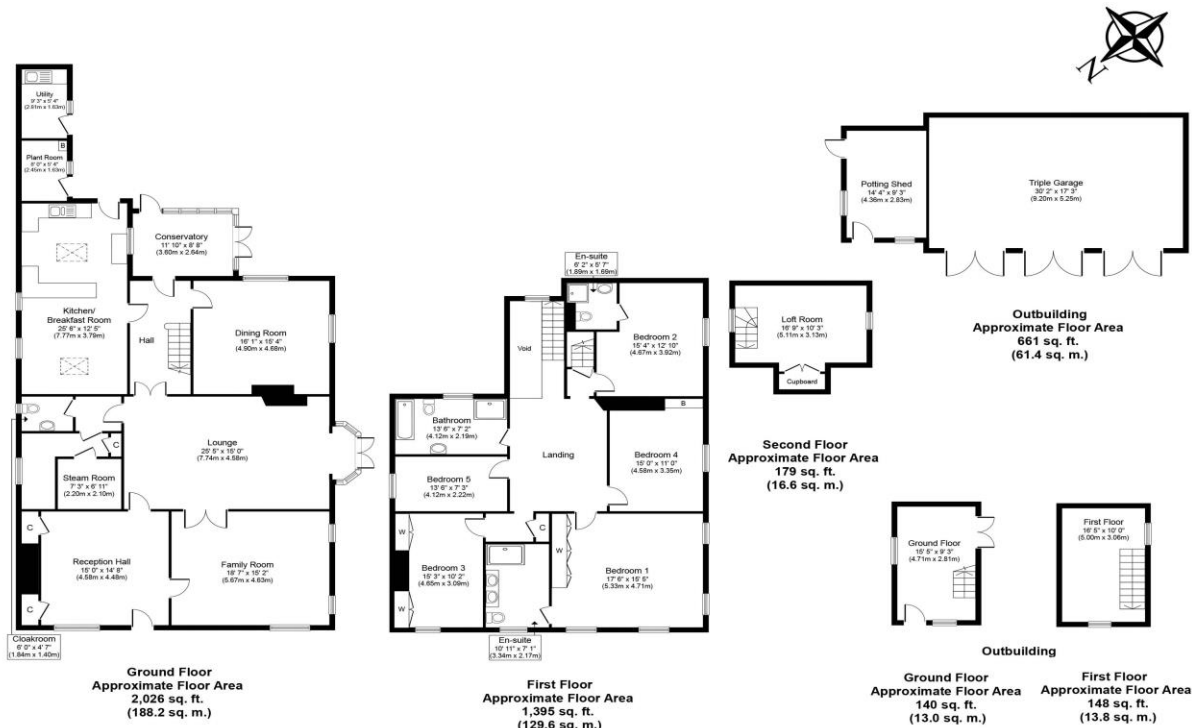
Beautifully presented throughout with many original features, arranged over three floors and with over three and a half thousand square feet of living space, the property affords a generosity of accommodation ideal for any modern-day family. To the ground floor, four receptions, a steam room, a kitchen breakfast room and a conservatory provide an opportunity, if desired, for single storey living. To the first floor there are five bedrooms, two with en-suites and a family bathroom. An attic room ideal for additional accommodation or a hobby room completes this versatile family home.

The property is further complimented in its proximity, of approximately two miles to Hoveton where there is access to Roys supermarket and department store, post office, a train station and schooling for all ages. Slightly further afield, of approximately ten miles, is Norwich city centre with its, excellent retail outlets, restaurants and cafes and extensive historical interest. The popular sandy shoreline at Sea Palling can be found approximately thirteen miles to the east, with the rest of the Norfolk coastline waiting to be explored.





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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.





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