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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK





Coltishall Hall, Wroxham Road, Coltishall, Norfolk, NR12 7AF

Standing handsomely back from the road and overlooking the iconic village staithe, rests this imposing early 18th century hall, formerly a manor house and now an impressive Grade II listed property which presents as an enviable, communal retreat in which to escape to the country. Over the centuries the hall has been home to wealthy and was commandeered by the Royal Army Medical Corps during the Second World War, before latterly being converted into luxury homes.

Coltishall Hall is approached between decorative brick piers, along a sweeping driveway which is straddled by ornate lawn gardens on a generous plot exceeding two acres and largely screened behind elegant tall trees and mature high hedging. This impressive home extends from the property's allocated parking to the front, along a stone pathway between a mature, lawn garden with established shrubbery and ornate seating area.

The property enters into a generous hallway with separate doors to a study that could also be utilised as a third bedroom, a separate cloakroom, lounge diner and through to the kitchen with access to the side. On the first floor two bedrooms, the master with en-suite and a family bathroom completes the accommodation.

Life at the property is further complemented in its idyllic setting; only a few hundred yards from the iconic grassy staithe that stretches to the fashionable riverside eateries, a mile to either the centre of the charming Georgian village High Street amenities or the outstanding Primary School and Doctor's Surgery, whilst passing the Post Office and the Red Lion public house.



Terraced



House



Older



3 Bathrooms



2 Receptions



2 Bedrooms



Tax Band C



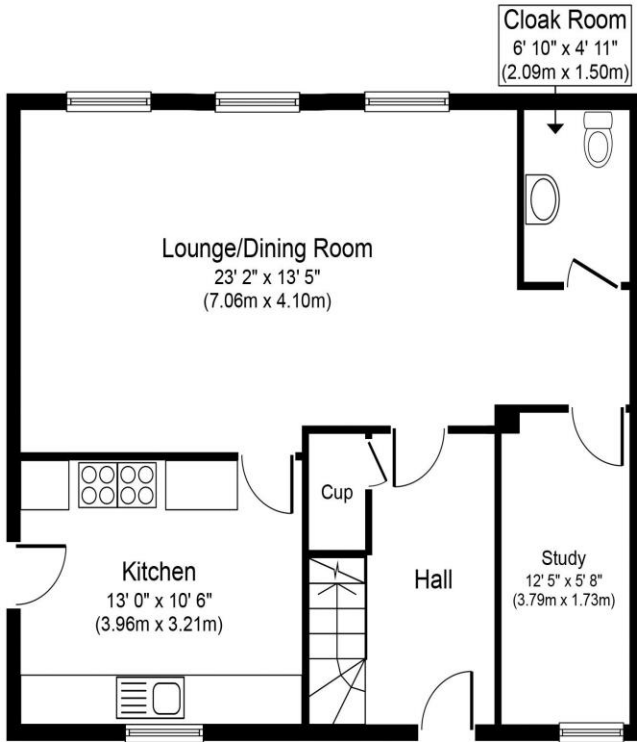
Off-Road  
Parking



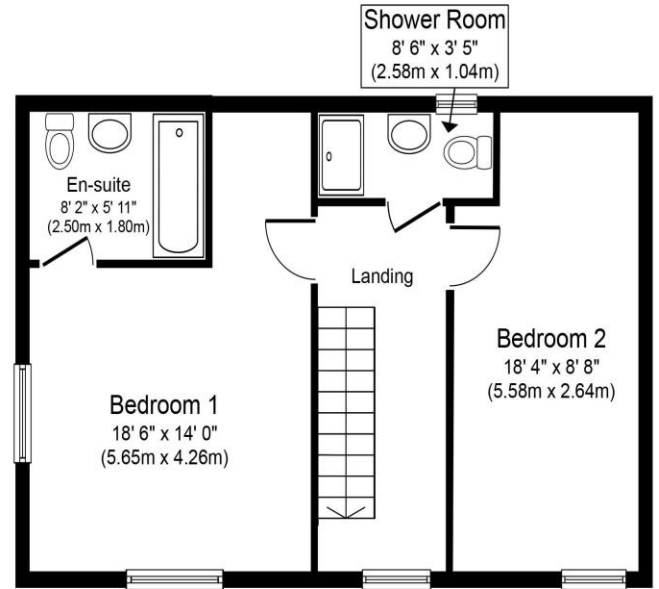
No  
Garage







**Ground Floor**  
**Approximate Floor Area**  
**700 sq. ft.**  
**(65.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**517 sq. ft.**  
**(48.0 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. 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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