

SALES & LETTINGS

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The Thatch Cottage, High Street, Coltishall, Norfolk, NR12 7AA

Believed to be around two hundred and fifty years old and to have once been the village hospital, The Thatch Cottage has since been sympathetically renovated and modernised to the highest of standards including solid oak and limestone flooring, bespoke wallpapering, fitted shelving units and a bespoke deVOL kitchen and utility with integrated appliances. Combining period features with modern comfort, the current owners have created a unique and beautiful family home.

It is located in the heart of pretty village of Coltishall referred to as the 'Gateway to the Broads', and known for its charming Georgian village high street amenities, iconic riverside common and fashionable eateries.

Set back from the high street behind the war memorial, the cottage is approached along a private driveway where there is off-road parking. To the rear, an enclosed courtyard provides the perfect setting for alfresco dining with friends and family.





- CLOSE TO LOCAL AMENITIES
- OFF-ROAD PARKING & COURTYARD
- SOUGHT AFTER VILLAGE LOCATION

- FOUR BEDROOMS, FOUR RECEPTIONS
- BEAUTIFULLY PRESENTED THROUGHOUT
- LESS THAN THIRTY MINUTES TO COASTLINE

- PERIOD PROPERTY WITH MODERN COMFORT
- EIGHT MILES TO THE CAPITAL CITY OF NORWICH
- GATEWAY TO THE RENOWNED NORFOLK BROADS

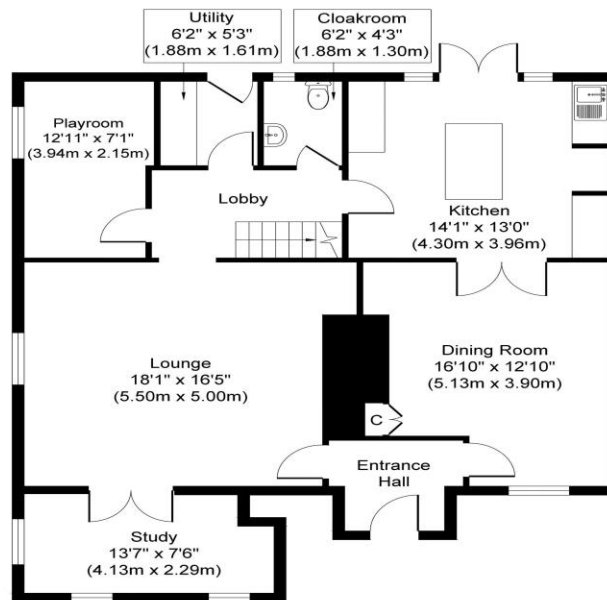
Beautifully presented throughout the property boast four receptions including a spacious family lounge and separate dining room both with feature brick fire place, a dual aspect study and a playroom. An inner lobby provides access into the modern kitchen where there are double doors to the courtyard and separate utility and cloakroom. To the first floor, a family bath and shower room and four bedrooms, three with built in storage and the main with an adjoining sitting room, complete this spacious and versatile accommodation.

Life at the property is further complemented in its setting; one hundred metres to the village hall and recreation ground, the outstanding Primary School and Medical Practice. Less than thirty minutes to the coast or eight miles to the capital city of Norwich.

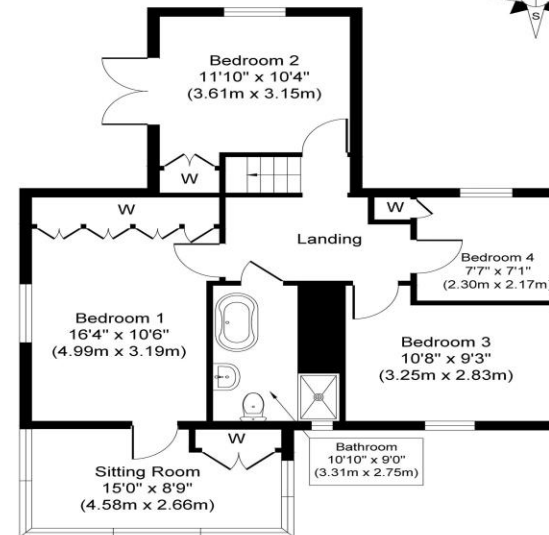




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Ground Floor
Approximate Floor Area
1058 sq. ft
(98.30 sq. m)



First Floor
Approximate Floor Area
709 sq. ft
(65.89 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		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		





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Stobart & Hurrell

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

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782

