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

Believed to date back over two hundred and fifty years and once serving as the village hospital, The Thatch Cottage has been thoughtfully renovated and modernised to an exceptional standard. Blending historic charm with contemporary living, the property showcases exquisite features including solid oak and limestone flooring, bespoke wallpapering, handcrafted shelving, and a stunning deVOL kitchen and utility room complete with integrated appliances.

Tucked away in the heart of Coltishall—a sought-after riverside village known as the Gateway to the Broads—this unique home enjoys a prime position just off the charming Georgian high street, moments from the iconic riverside common and its collection of popular eateries, including The Red Lion and The Recruiting Sergeant.

Set back from the road behind the village war memorial, the property is approached via a private driveway offering off-road parking. To the rear, a beautifully enclosed courtyard garden provides a tranquil and stylish space for alfresco dining and entertaining.





- 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

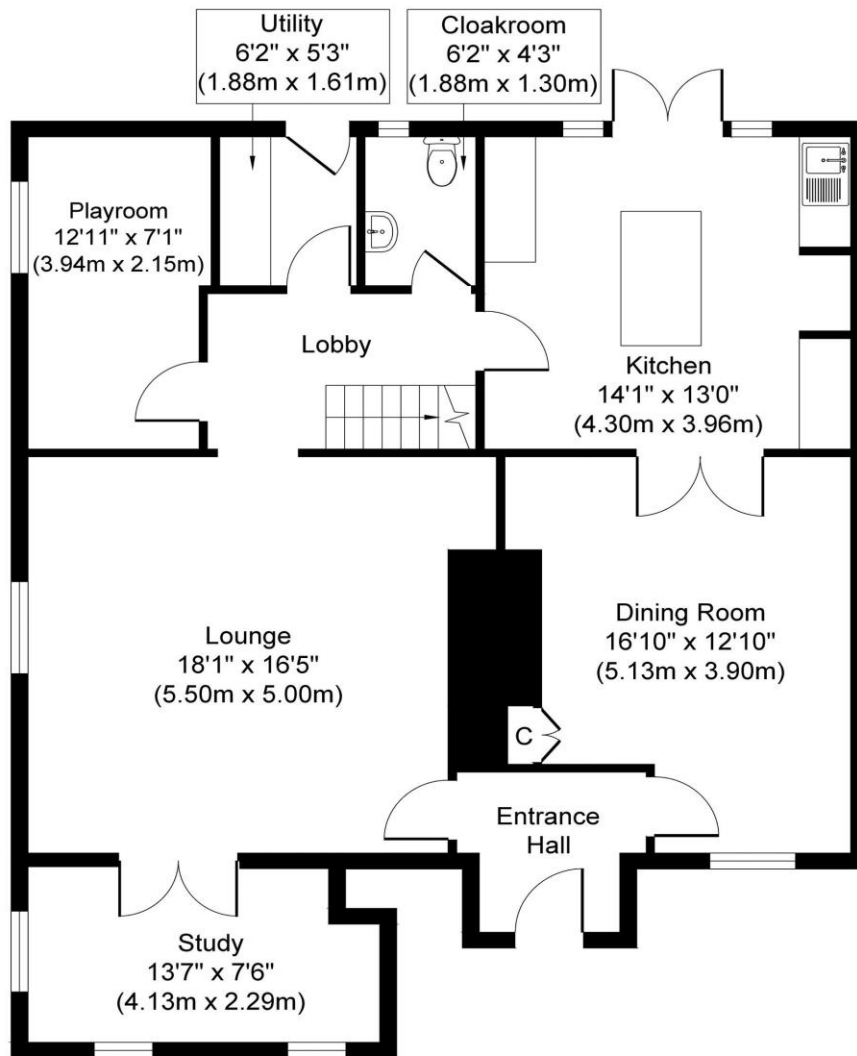
Inside, the accommodation is beautifully presented and impressively versatile. There are four reception rooms, including a generous family lounge and formal dining room—both featuring characterful exposed brick fireplaces—a dual-aspect study, and a bright playroom. A central inner lobby connects to the deVOL kitchen with French doors opening to the courtyard, and a separate utility room and cloakroom. Upstairs, the first floor offers four bedrooms, three with built-in storage, and a modern family bath and shower room. The main bedroom enjoys the added benefit of a private adjoining sitting room, perfect as a dressing area, snug, or nursery.

The Thatch Cottage is ideally located within just 100 metres of the village hall and recreation ground, the highly regarded primary school, and Coltishall's medical practice. It's also within easy reach of the Norfolk coastline in under thirty minutes and just eight miles from the historic city of Norwich.

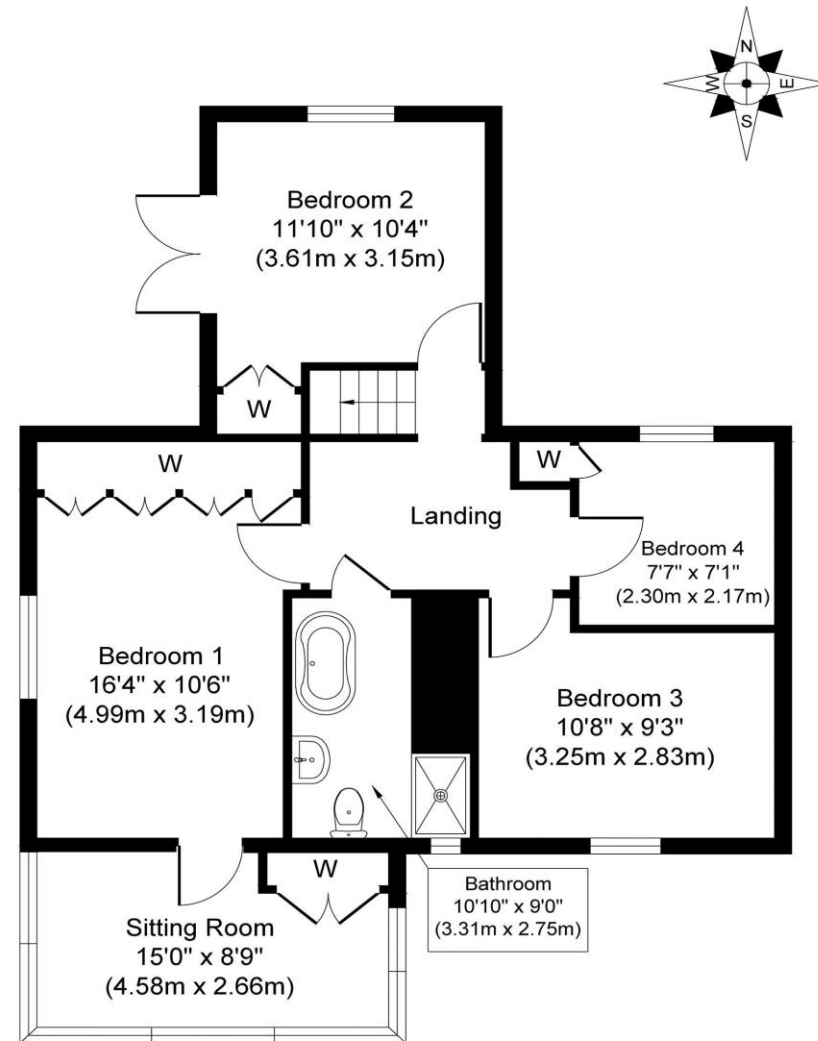




STOBART
& HURRELL



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

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