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St. James Barn, The Street, St. James, Coltishall, Norfolk, NR12 7AP

Nestled along a quiet rural lane to the north-east of Coltishall, this impressive detached residence sits on a generous plot exceeding a quarter of an acre. Believed to date back to the early 1900s, the home effortlessly blends period character, such as exposed beams and original stonework, with contemporary design, resulting in a unique and highly versatile family home. Surrounded by unspoilt countryside and an abundance of nature, the property enjoys a peaceful, rural setting while still being conveniently close to the sought-after riverside village of Coltishall, affectionately known as the Gateway to the Broads. Here, you'll find a charming high street, the scenic riverside common, and a selection of popular eateries including The Red Lion and The Recruiting Sergeant. The village also offers practical amenities such as a primary school and a medical practice, making it ideal for both families and those seeking a relaxed, well-connected lifestyle.

The property is approached via a gravel driveway that provides generous off-road parking and leads to neatly landscaped gardens. One of its standout features is the fabulous attached barn, brimming with potential for development (subject to the necessary planning permissions). Whether transformed into additional living space, a creative studio, a workshop, or secure storage for vehicles and tools, this versatile area offers endless possibilities. To the rear, a south-facing garden unfolds into a peaceful haven, complete with a paved terrace, mature planting, and a separate courtyard, offering a private sanctuary and the perfect setting for entertaining friends and family.





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- RURAL SETTING
- SOUTH FACING GARDENS
- AMPLE OFF-ROAD PARKING

- BARN IDEAL FOR DEVELOPMENT
- WELL-PRESENTED THROUGHOUT
- OPEN PLAN VERSATILE LIVING SPACE

- APPROX. 2,500 SQ. FT OF LIVING SPACE
- FIVE BEDROOMS, MAIN WITH EN-SUITE
- PERIOD PROPERTY WITH ORIGINAL FEATURES

Inside, the property offers nearly 2,500 sq. ft. of flexible living space, well-presented and thoughtfully arranged. The main reception area features a generous open-plan lounge with a cosy wood-burning fireplace, flowing into a dining room with bi-folding doors opening to the garden, and a modern kitchen with breakfast bar. A store room adds further practicality.

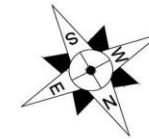
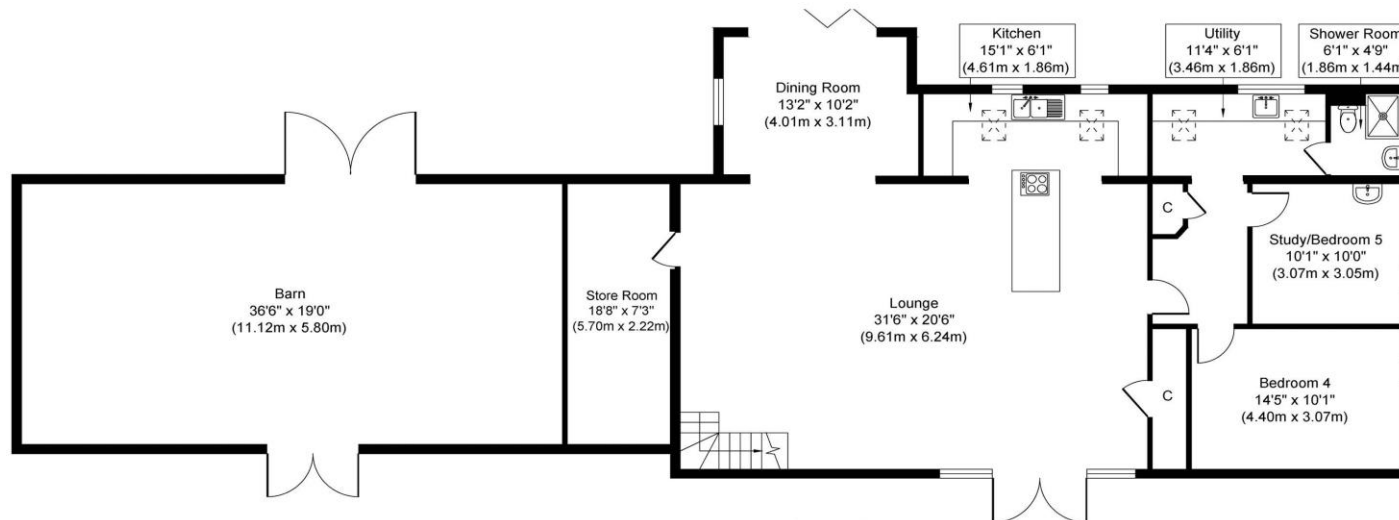
The ground floor also includes a utility room with shower, and two bedrooms, ideal for guests or those seeking single-storey living. Upstairs, the home continues to impress with a large sitting room, three additional bedrooms, one with an en-suite, and a well-appointed family bathroom.

Perfectly positioned to enjoy the best of Norfolk living, the property lies within 30 minutes of the stunning coastline, and just over ten miles from the historic city of Norwich, offering excellent shopping, cultural attractions, fine dining, and transport links.

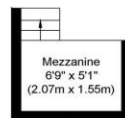




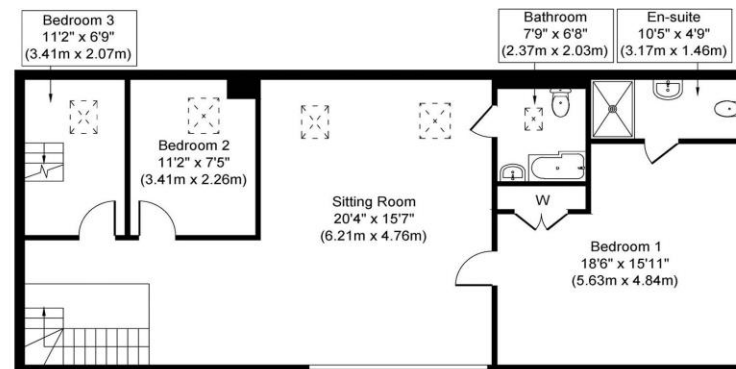
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Ground Floor
Approximate Floor Area
1,481 sq. ft



Mezzanine
Approximate Floor Area
41 sq. ft
(3.77 sq. m)

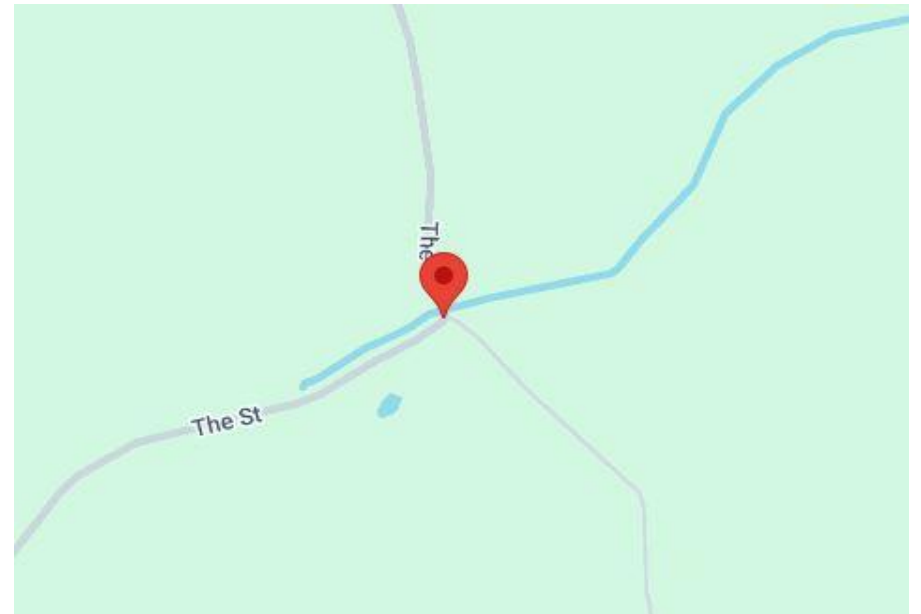


First Floor
Approximate Floor Area
995 sq. ft
(92.41 sq. m)

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		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		





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