

The Hill, St. James  
Guide Price **£325,000**



**PENDEFORDS**  
INDIVIDUAL PROPERTY SPECIALISTS





## INSIGHT

Pendefords are delighted to present this three-bedroom semi-detached cottage in the exclusive hamlet of St James, adjacent to the Broads village of Coltishall, which is offered with no onward chain.

The cottage would benefit from renovation and represents an exceptional opportunity to acquire a versatile property which is well-suited for a variety of uses, including as a primary residence, holiday home or an investment property.

Located on a quiet country lane with views over farmland to the front of the property, this traditional cottage, believed to date from the early 1900s, has been extended over the years to offer three bedrooms on the first floor, and an open-plan lounge/dining room in the original structure, with a kitchen, rear lobby and spacious ground floor bathroom occupying a single-storey extension to the rear. There is further scope for extension and improvement, subject to the necessary planning consents being obtained.

The cottage occupies an elevated position, with a predominantly lawned garden to the side of the property, and a driveway which provides parking for several vehicles and leads to a detached garage to

the rear of the plot.

St James is a small hamlet approximately ¼ mile from the sought-after village of Coltishall, within easy walking distance of the village's riverside common with its well-regarded public houses, and is conveniently located for access to the wider amenities in Coltishall and the adjoining village of Horstead which include an OFSTED Excellent primary school, medical centre, pharmacy, butchers, delicatessen, bakery, greengrocer, art gallery, convenience stores and hair & beauty salons, as well as two churches, two further public houses, takeaways and boutique hotel and spa.

Situated alongside the River Bure at the gateway to the Norfolk Broads National Park, and just 30 minutes from the wide skies and open beaches of the Norfolk Coast, Coltishall is seven miles from the centre of cosmopolitan Norwich, with its international airport and direct rail service to London Liverpool Street in 90 minutes.

This charming property is exclusively available through Pendefords – The Individual Property Specialists, and early viewing is highly recommended.

## IN DETAIL

The accommodation in this three-bedroom semi-detached cottage comprises:

### On the Ground Floor:

**Entrance Hall:** Wooden front door, smooth plastered ceiling, fitted carpets, door to:

**Lounge / Dining Room:** 3.89m x 7.21m. Triple aspect room with secondary glazed windows to front, side and rear aspects. Smooth plastered ceiling with decorative coving and ceiling roses, two radiators, fitted carpets, feature brick fireplace incorporating wood burner, stairs to first floor with understairs storage cupboard beneath, door to:

**Kitchen:** 2.82m x 2.83m. Smooth plastered ceiling, secondary glazed window to side aspect, range of fitted units with ceramic sink unit, space for freestanding electric cooker, space for washing machine, space for under-counter fridge, vinyl flooring. Door to:

**Rear Lobby:** Wooden stable door to side aspect, smooth plastered ceiling with loft access hatch, cupboard housing oil-fired boiler and hot water cylinder, door to:

**Ground Floor Bathroom:** Coved textured ceiling, secondary glazed window to side aspect, corner bath, corner shower cubicle, pedestal washbasin, W.C., wall mounted electric heater, tiled walls and floor.

### On the First Floor:

**First Floor Landing:** Smooth plastered ceiling with loft access hatch, fitted carpets, doors to:

**Bedroom One:** 4.34m max x 3.48m. Coved textured ceiling, secondary double-glazed window to side aspect, built-in wardrobe cupboard, radiator, fitted carpets.

**Bedroom Two:** 3.05m x 3.84m. Smooth plastered coved ceiling, secondary double-glazed window to side aspect, radiator, fitted carpets.

**Bedroom Three:** 2.10m x 2.81m. Coved textured ceiling, secondary double-glazed window to front aspect, radiator, fitted carpets.

### Externally:

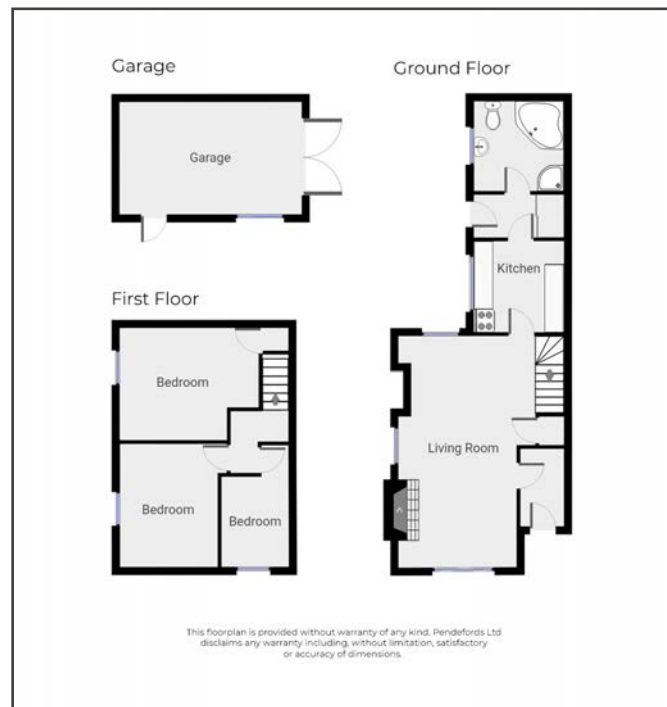
The property benefits from gardens to the front and side which are predominantly laid to lawn with mature borders. A concrete driveway runs alongside the property and provides parking for several vehicles and access to a detached brick-built **Garage** (5.69m x 3.51m) with barn doors to front, personnel door and window to side, light and power.







These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. A buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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**Pendefords Ltd** | Pendeford House, Chapel Lane, Coltishall, NR12 7DR  
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**01603 334433**

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