



## 1 Old Hall Mews Watton Road, Colney

£300,000 Freehold

Guide Price £300,000 - £325,000. An exclusive gated community comprising three barn conversions, this exceptional home in Colney offers a merge of character and privacy. Secure entry with private traffic lights ensures peace of mind, while its prime location keeps the hospital, UEA, and city centre within easy reach. A beautifully designed interior showcases exposed beams, a brick fireplace, and a well-appointed L-shaped kitchen, creating a stylish yet practical living space. Two spacious bedrooms and a contemporary three-piece bathroom enhance comfort, while the flint-clad exterior adds to the home's timeless charm. Surrounded by green spaces and offering two designated parking spots, this unique property balances seclusion with superb convenience.



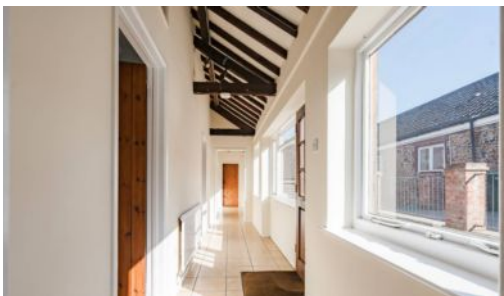
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### The Location

Colney is just a short drive from the vibrant city of Norwich, where a wealth of amenities await. From high-end shopping and exquisite dining options to cultural landmarks such as Norwich Cathedral and the Sainsbury Centre for Visual Arts, the city offers something for everyone. Explore the historic streets, browse boutique stores and immerse yourself in the rich arts and entertainment scene that Norwich has to offer.

Commuting and travel are effortlessly convenient, with excellent transport links via the A47 and A11, ensuring smooth connections to surrounding areas. Norwich International Airport is within easy reach, providing access to domestic and international destinations. For those needing to commute further afield, Norwich railway station offers direct services to London, making business trips and city excursions a hassle-free experience.

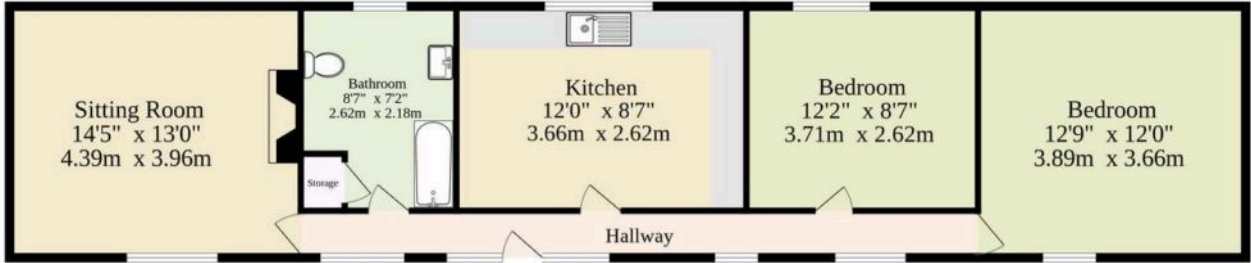
Colney itself boasts a range of local attractions and amenities, including the renowned Norfolk and Norwich University Hospital and the University of East Anglia, making it an ideal location for professionals, academics, and healthcare workers. Green open spaces and picturesque walking trails add to the village's charm, while local pubs and community hubs offer a welcoming atmosphere for residents. Whether you're seeking a tranquil countryside lifestyle with easy access to city comforts or a well-connected location with a thriving community, Colney provides the perfect balance.

### Old Hall Mews

This exceptional barn conversion in Colney is one of just three homes within a private, gated complex, blending exclusivity and character. A secure entry system with private traffic lights provides added peace of mind, while the location remains remarkably convenient—just a short walk to the hospital and a quick journey to the UEA and city centre. With two designated parking spaces and a scenic green backdrop, this home is perfect for those seeking a balance of



**Ground Floor**  
**774 sq.ft. (71.9 sq.m.) approx.**



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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