



Gt. Hautbois Road, Coltishall

SOWERBYS

Upon arrival at Church Barn, prospective tenants are immediately welcomed into a grand entrance hall oozing with character, leading to sprawling ground floor accommodation. The country-style fitted kitchen, home to an abundance of both cupboard and worktop units, is ideal for those looking to display their culinary skills. It features a Range Master cooker, under-counter fridge, and dishwasher.

An open-plan dining area lends itself to reception throughout the day. Adjacent to the kitchen, tenants will find a separate utility room, equipped with a washing machine, leading to a shower room comprising a shower, washbasin, and WC.

Enjoying views of the beautifully landscaped private garden, the extensive sitting room boasts ample space for desired furnishings and includes an operational wood burner for ambient heat. The reception space extends further into a formal dining room, versatile enough to convert into a snug. Completing the ground floor accommodation is a cloakroom with washbasin and WC.

A split-level staircase located in the grand entrance hall leads to the first-floor bedroom and bathroom accommodation.

The principal bedroom within the barn is a spacious double room, benefiting from the luxury of an ensuite comprising a shower, washbasin, WC, and heated towel rail. The second bedroom, another comfortable double room, enjoys views over the private enclosed garden. Both the third and fourth bedrooms are double rooms suitable for traditional furnishings.

Complementing the bedrooms, the family bathroom features a freestanding bathtub, washbasin, WC, and heated towel rail. The first-floor accommodation is complete with a mezzanine flooded with natural light, offering an opportunity to be utilized as an office or study, ideal for those working remotely.

The one-bedroom annexe is accessible beyond the utility room and provides desirable independent living away from the main accommodation. The cosy sitting area, with a double bedroom beyond, offers adequate space for traditional furnishings.

Externally, the barn is approached via a gravel driveway providing parking for three vehicles, leading to a dual carport. The private rear enclosed garden has been beautifully nurtured and provides a real sense of peace and tranquillity among the countryside. In brief, the garden features extensive lawns, a timber structure stable unit, a chicken run, a vegetable patch, and a generous patio area, all enclosed by mature shrubbery.

Available from July 1st, 2025.

COLTISHALL

Coltishall, located near Norwich in Norfolk, is a picturesque village that offers a charming rural atmosphere. The nearby River Bure adds to the scenic beauty of the area, providing opportunities for riverside walks and recreation.

In recent years, Coltishall has become a popular destination for those seeking a peaceful retreat while still having access to the amenities of Wroxham and Norwich, which are short distances away. The village retains its historical character, and visitors can explore remnants of its military past, including the old RAF Coltishall site.

AGENTS NOTE

Part furnished.

Oil central heating.

Pets by negotiation.

Available July 1st 2025.

12 month initial tenancy.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words: [///cabs.acute.hired](https://www.what3words.com/cabs.acute.hired)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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