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Church Barn, Gt. Hautbois Road, Coltishall, Norfolk, NR12 7JW

A charming Grade II listed barn conversion, complete with a self-contained one-bedroom annexe, offered with no onward chain and set within a generous plot of over one-third of an acre. Rich in character, the property retains an abundance of original features, including impressive exposed beams, while offering spacious and highly versatile accommodation, ideal for a growing family or multi-generational living.

Enjoying a desirable semi-rural setting with open field views to the front, the property combines countryside tranquillity with excellent access to local amenities in the picturesque riverside villages of Coltishall and Buxton. A short walk leads to the Bure Valley Railway, where scenic footpaths connect to neighbouring villages, the iconic grassy staithe, popular riverside eateries, charming Georgian high street shops, as well as a well-regarded primary school, doctor's surgery, and the Red Lion public house.

Set back from the road, the barn is approached via a shingle driveway providing ample off-road parking and access to a double carport. To the rear, a paved terrace, perfect for alfresco dining, extends onto a generous lawn garden bordered by mature trees and shrubs. The outdoor space is further enhanced by a stable block and an enclosed vegetable garden.





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- NORFOLK BROADS VILLAGE
- WELL-PRESENTED THROUGHOUT
- PLOT EXCEEDING 1/3 OF AN ACRE

- EIGHT MILES TO THE CITY OF NORWICH
- FOUR BEDROOMS, MAIN WITH ANNEXE
- SELF CONTAINED ONE BEDROOM ANNEXE

- BARN CONVERSION WITH ORIGINAL FEATURES
- LESS THAN THIRTY MINUTES TO THE COASTLINE
- AMPLE OFF-ROAD PARKING & DOUBLE CARPORT

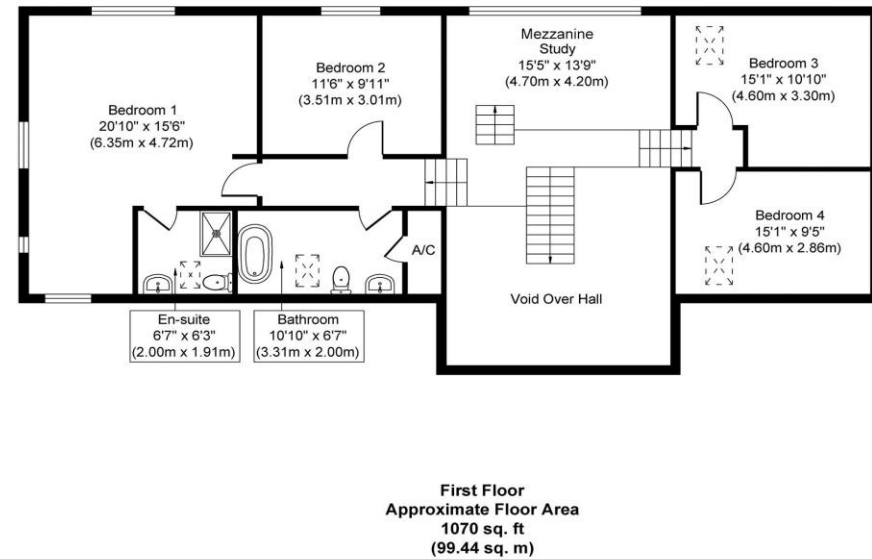
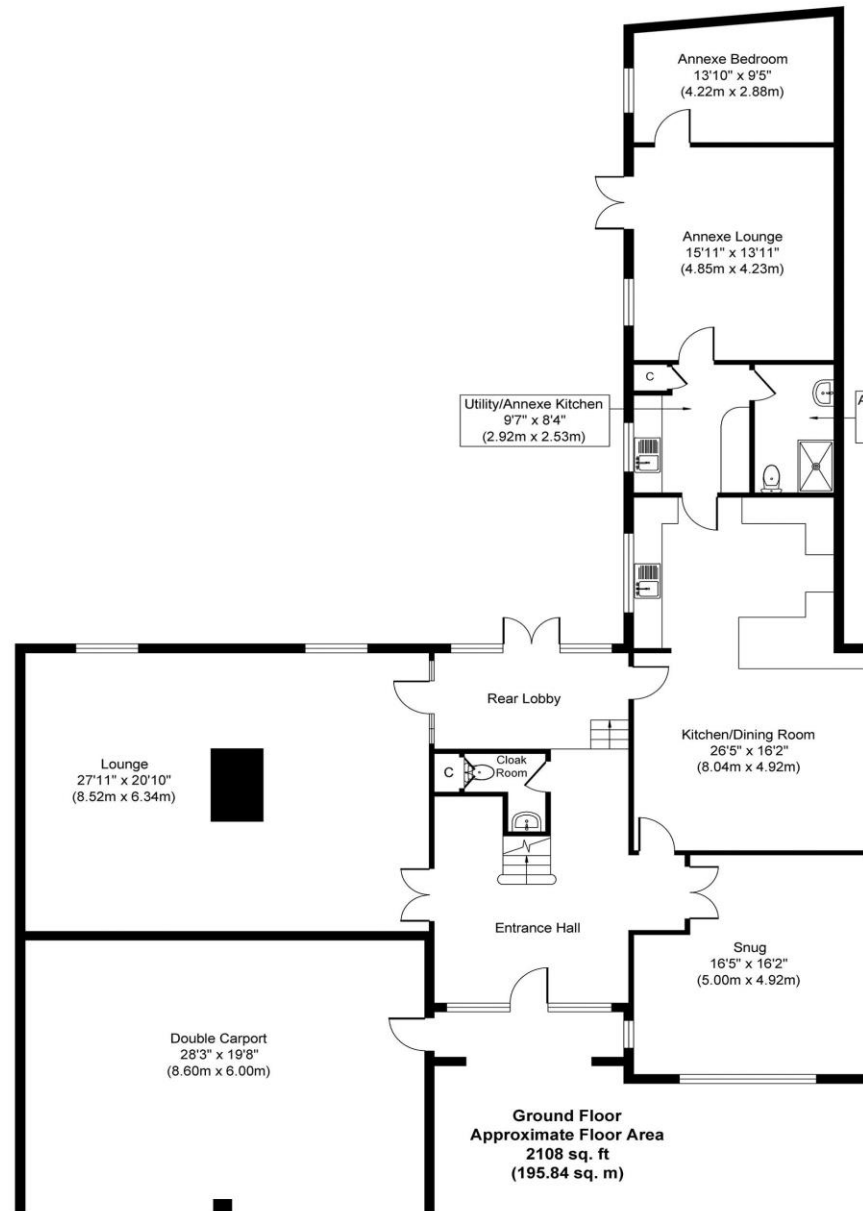
Inside, the barn benefits from over 3,000 square feet of living space. The main entrance opens into an impressive hallway, setting the tone for the accommodation beyond. From here, there is access to a cosy snug, a spacious lounge with a central feature fireplace, a cloakroom, and a well-appointed kitchen/dining room. A rear lobby leads out to the garden, whilst a kitchen/utility room with a separate shower room, forms part of the self-contained annexe. Upstairs, the property offers four well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from an en-suite. A striking mezzanine level overlooks both the entrance hall and rear garden, providing an ideal space for a home office or creative studio.

The property's appeal is further enhanced by its proximity to Wroxham, the heart of the Norfolk Broads, offering boating and leisure opportunities, the historic city of Norwich approximately eight miles to the south, and the beautiful sandy beaches of the North Norfolk coastline.

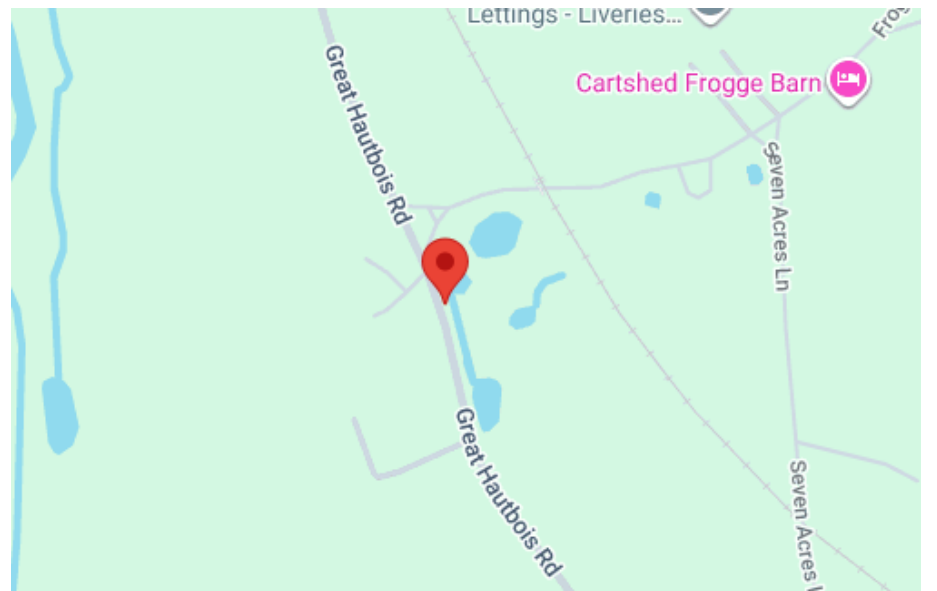




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