



COLTSHALL
HALL

BEST
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AWARDS 2024
EXCELLENT
SALES

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2 Coltishall Hall, Wroxham Road, Coltishall, Norfolk, NR12 7AF

Standing handsomely back from the road and overlooking the iconic village staithe, rests this imposing early 18th century hall, formerly a manor house and now an impressive Grade II listed property which presents as an enviable retreat in which to escape to the country. Over the centuries, the hall has been home to the wealthy and was commandeered by the Royal Army Medical Corps during the Second World War, before latterly being converted into luxury homes.

Coltishall Hall sits on approximately two acres of land and is accessed off the Wroxham Road via a private driveway which leads into the grounds consisting of lawns, gardens, seating areas and established woodlands.

The property benefits from two allocated parking spaces and its own allocated outside space consisting of a shingled seating area, boarded by boxed hedging to the front of the hall to create a tranquil setting for alfresco dining with friends and family. There is also the benefit of an additional designated outside garden to the rear.





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- ALLOCATED PARKING
- OPEN PLAN LOUNGE DINING AREAS
- NORFOLK BROADS VILLAGE LOCATION

- THREE BEDROOMS, ALL WITH EN-SUITES
- ACCOMMODATION OVER THREE FLOORS
- SET ACROSS FROM ICONIC RIVERSIDE STAITHE

- CHARACTERFUL COLTISHALL HALL RESIDENCE
- COMMUNAL GROUNDS EXCEEDING TWO ACRES
- BRIGHT AND CONTEMPORARY ACCOMMODATION

Arranged over three floors and retaining much of its original character, the welcoming entrance hall leads to an open plan lounge dining room with feature fireplace. Beyond, a kitchen breakfast room and an inner hallway featuring a cloakroom. To the first floor, two bedrooms, both with en-suite bathrooms and dressing areas. The top floor benefits from a spacious landing that is currently used as a study that leads to an additional bedroom with built in storage and an en-suite bathroom, which completes the accommodation.

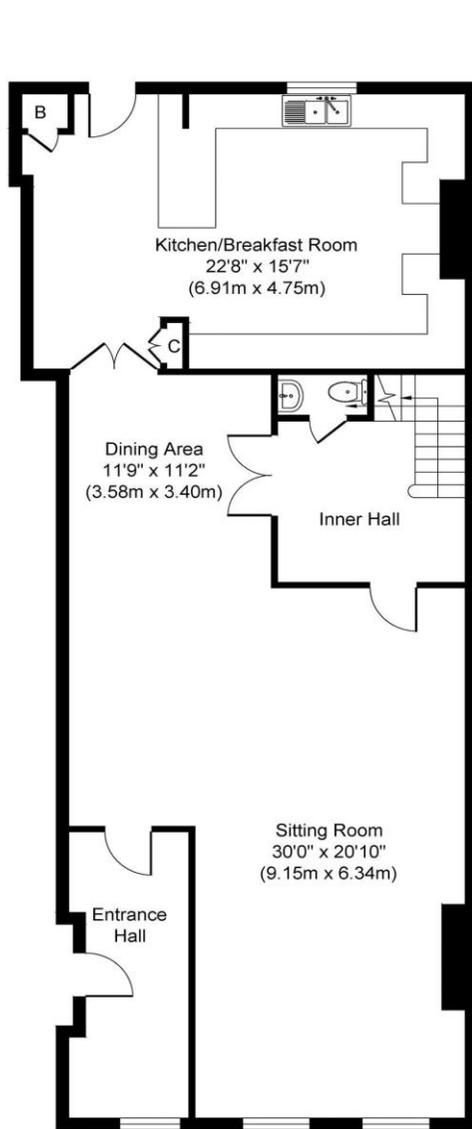
Life at the property is further complemented in its idyllic setting: only a few hundred yards from the iconic grassy staithe that stretches to the fashionable riverside eateries, including The Kings Head and The Rising Sun, a mile to either the centre of the charming Georgian village High Street amenities and the outstanding Primary School and Doctors Surgery. The property also benefits from its close proximity to Norwich Airport with regular flights to Schiphol International.

The Agents note: We understand the property is leasehold with a share in the freehold and is subject to service charges.

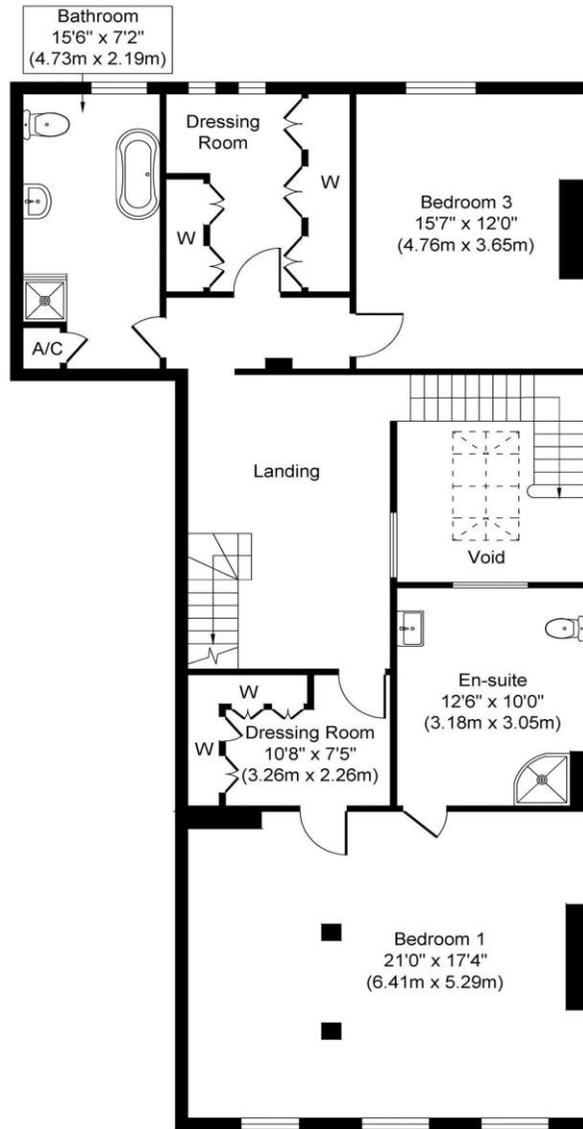




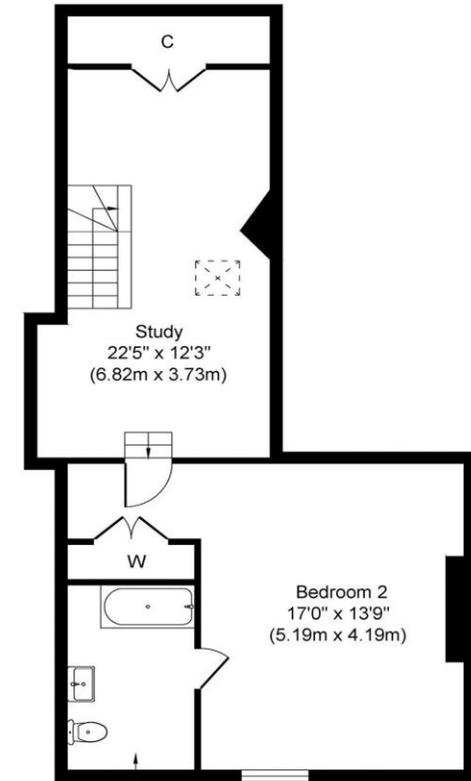
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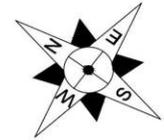
Ground Floor
Approximate Floor Area
1232 sq. ft
(114.47 sq. m)



First Floor
Approximate Floor Area
1215 sq. ft
(112.91 sq. m)



Second Floor
Approximate Floor Area
653 sq. ft
(60.65 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.





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