



COAST & COUNTRY LIVING

# Finer Details



Exceptional Edwardian detached residence  
Formerly part of the historic Sloley Estate  
Five spacious double bedrooms  
Three bathrooms, including principal en-suite  
Magnificent entrance hall with sweeping staircase  
Elegant drawing room with woodburning stove  
Spacious sitting room with period fireplace  
Large kitchen/dining room overlooking the gardens  
Separate dining room and private study  
Playroom/guest room

Set within exquisite grounds and formerly part of the historic Sloley Estate, this exceptional Edwardian detached residence offers an outstanding lifestyle opportunity just moments from the thriving village of Coltishall. Rich in character and overflowing with original period features, this remarkable home combines timeless elegance with generous family living, all within easy reach of Norwich, the Norfolk Broads and the stunning North Norfolk coastline.

From the moment you step into the magnificent entrance hall, complete with its sweeping staircase and impressive proportions, the grandeur and charm of this home are immediately apparent.



The beautifully appointed drawing room is flooded with natural light through dual-aspect windows and doors opening to the front gardens, while the striking period fireplace with woodburning stove creates a warm and inviting focal point.

The equally spacious sitting room enjoys further dual-aspect views and a charming period fireplace, offering the perfect setting for both relaxing and entertaining.







At the heart of the home lies the generous kitchen/dining room, perfectly positioned to overlook the croquet lawn and gardens beyond. Designed for entertaining and family life, the space offers an abundance of room for dining and gathering. A separate formal dining room and private study provide additional flexibility for modern living.

Practicality is equally well considered, with a large utility room, extensive storage, boot room and ground floor shower room all enhancing the day-to-day functionality of the property.



THIS  
KITCHEN  
IS FOR  
DANCING





The first floor continues to impress with five spacious double bedrooms, all enjoying delightful views across the grounds. The principal bedroom benefits from its own en-suite bathroom, while additional versatile spaces include a playroom or guest bedroom. On the second floor, a craft room and studio provide inspiring areas for creativity, hobbies or home working.







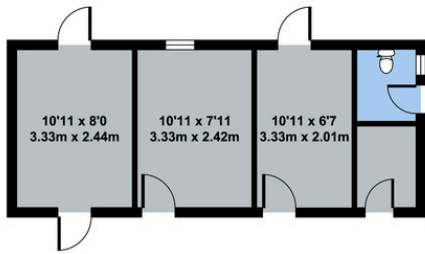
Outside, the property is set well back from the road within mature and beautifully maintained grounds. A sweeping circular driveway creates a wonderful sense of arrival, while numerous outbuildings offer further potential and practicality.

This is a rare opportunity to acquire a truly special family home a peaceful countryside retreat offering exceptional space, character and lifestyle, all within close proximity to Norwich, the Norfolk Broads and just a 20-minute drive from the beach

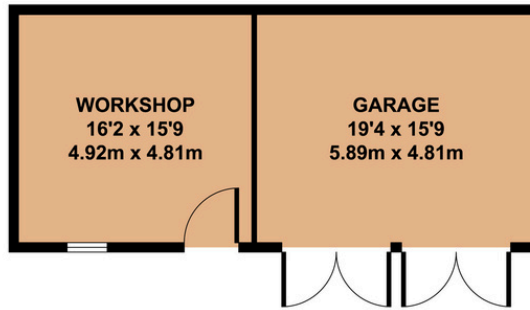




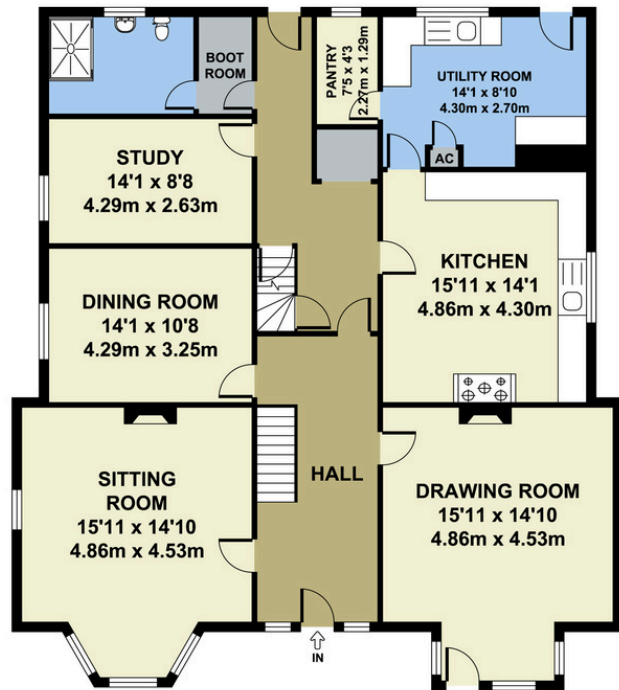




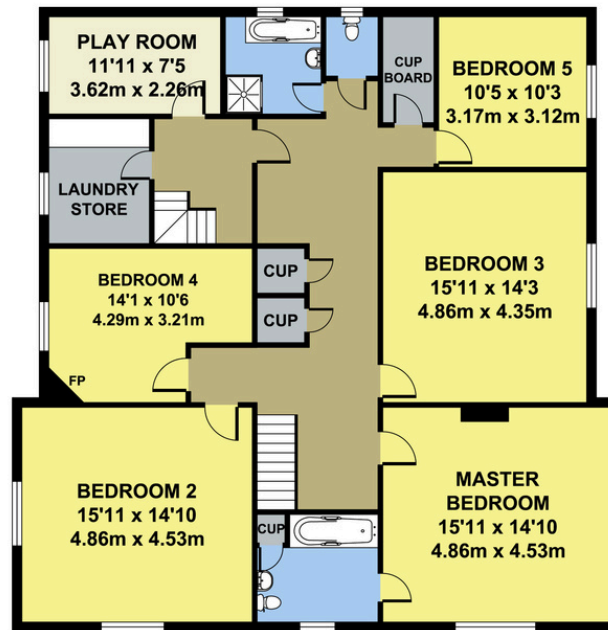
**STORAGE AREAS**



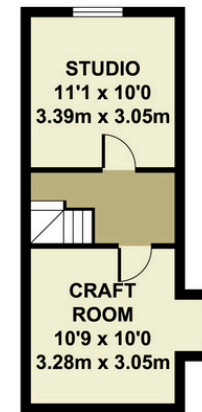
**GARAGES**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Total approx area:  
382 sq. m  
4112 sq. ft.