THE STORY OF

The Old Granaries

Coltishall, Norfolk

SOWERBYS

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The Old Granaries

21 White Lion Road, Coltishall, Norfolk
NR12 7AS

Characterful Period Home in Prime Location

Beautifully Renovated to a High Standard Throughout

Striking Open-Plan Kitchen and Dining Room

Three-Storey, Highly Versatile Accommodation over 2,243 Sq. Ft

Stunning Top Floor Suite

Flexible Gym, Studio or Games Room

Sunny, Private Courtyard Garden

Original Brick and Flint Elevations

Within a Short Walk of River Bure, Coltishall Common and Pubs

Exceptional Lifestyle Home

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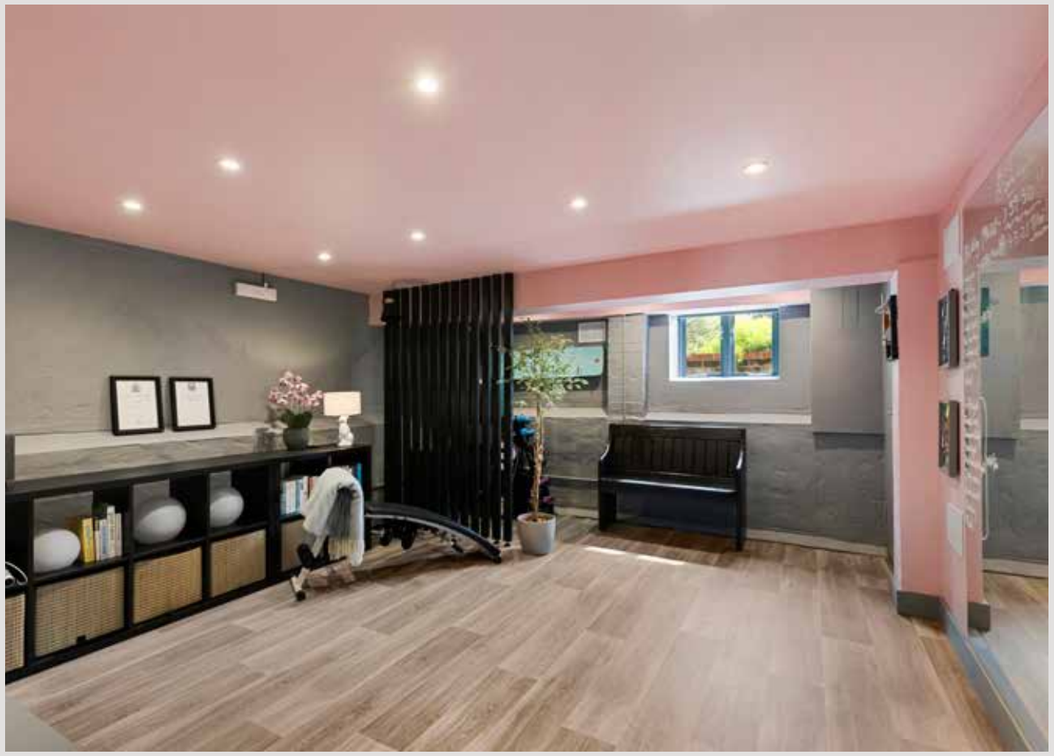
Set within one of Coltishall's former granaries, this exceptional home offers a rare opportunity to own a beautifully restored piece of Norfolk's rich riverside heritage. Originally constructed around 1850 to serve the bustling trade of the Norfolk Wherries, which once moored along the nearby River Bure, the building has been sympathetically transformed into a remarkable contemporary home, where character and craftsmanship sit effortlessly alongside modern luxury.

Lovingly renovated by the current owners, every element has been carefully considered, resulting in interiors that are both stylish and timeless. Exposed structural beams, bespoke finishes and high-quality fittings combine to celebrate the building's industrial past, while the impressive open-plan kitchen and dining space forms the true heart of the home. Designed for entertaining as much as everyday living, it is a beautifully social space with a striking central island, generous dining area and seamless connection to the sunny courtyard outside.

The versatile accommodation extends over three floors, offering an abundance of space for modern family life. Three bedrooms, including a spectacular top floor suite occupying the entire second floor with its own en-suite, are complemented by flexible reception rooms that can adapt to changing needs, whether as a home office, snug or additional sitting room. On the ground floor, clever use of the integral garage has provided a substantial gym offering further versatility and could equally lend itself to a studio, games room, additional accommodation or simply a quick conversion back to a traditional garage should the need arise.

...the main living room on winter evenings, and especially at Christmas, looks beautiful lit by candles with a roaring fire...



The Common is such a beautiful and peaceful place to walk, paddleboard or sit with a glass of wine by the water; it is wonderful to have it so close.

Outside, the sunny courtyard provides a wonderfully sheltered and private oasis whilst the attractive flint and brick elevations are a fitting reminder of the property's heritage. The property's prime position places some of Coltishall's most cherished amenities just moments away. A gentle stroll leads to the picturesque common, the tranquil banks of the River Bure and the ever-popular Rising Sun, where waterside dining has become something of a local institution.

Combining historic significance with exceptional contemporary living, this is a home of genuine distinction - one that embraces its fascinating past whilst offering an outstanding lifestyle in one of Norfolk's most sought-after Broadland villages.

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. 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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Coltishall

A VIBRANT COMMUNITY TO CALL HOME

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.

Neighbouring towns like Wroxham, divided by the River Bure, offer a range of attractions and amenities. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

Norwich, a vibrant city with a rich history and modern amenities, is also close to Coltishall. It offers a diverse range of cultural attractions, shopping opportunities, and dining experiences, making it an ideal place for those looking for a mix of city and countryside living. With its close proximity to both Coltishall and Wroxham, Norwich provides residents with access to a wide array of services and activities while still retaining its own unique character.

Note from the Vendor

"The house is very much connected to the village's riverside and agricultural history. It is one of the things that makes the setting feel so unique..."

SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 7236-1026-0100-0866-3296

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: /// rear.mermaids.shuttered

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SOWERBYS

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