



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



26 Anchor Street, Coltishall, Norfolk, NR12 7AQ

A highly desirable riverside residence, tucked away on a no-through road in the charming village of Coltishall, fondly known as the “Gateway to the Norfolk Broads.” This exceptional home enjoys beautiful river views and the rare benefit of a private mooring, offering an idyllic lifestyle for those drawn to peace, nature, and waterside living.

Perfectly suited as a permanent family home, a holiday retreat, or an investment opportunity, the property invites you to embrace everything the Broads has to offer, whether boating along the waterways or simply relaxing and entertaining in a picturesque setting.

Coltishall itself offers a wonderful sense of community, centred around its iconic riverside common, with lovely walks to enjoy throughout the surrounding countryside and along the water’s edge. The village is home to well-regarded eateries including The Rising Sun, The Red Lion, and The Recruiting Sergeant. Additional amenities include a primary school, doctor’s surgery, and a village hall with recreation ground, making it both convenient and welcoming.

The property is approached from the front, where covered off-road parking and a useful store, ideal for bicycles, are provided. To the rear, a low-maintenance terrace garden overlooks the river and offers direct access to the River Bure, along with your private mooring, perfect for boating enthusiasts or anyone seeking a tranquil waterside retreat.

Internally, the home is beautifully presented throughout. The ground floor features an inviting entrance hallway, a generous shower/utility room, and a stunning kitchen-dining space with sliding doors opening onto the rear terrace, ideal for indoor-outdoor living. The first floor offers three well-proportioned bedrooms, two with built-in storage, alongside a family bathroom. Crowning the home is the top-floor lounge, thoughtfully positioned to make the most of the surrounding views.

Conveniently located, Hoveton lies less than three miles away and provides a wide range of amenities, including the renowned Roys department store, supermarkets, a post office, train station, and schools for all ages. For a broader selection of shopping, dining, and cultural experiences, the historic city of Norwich is just ten miles distant, offering a vibrant mix of heritage, boutique retail, and cosmopolitan cafés.



Terraced



House



Older



2 Bathrooms



2 Receptions



3 Bedrooms



Tax Band D



Off-Road
Parking



No
Garage



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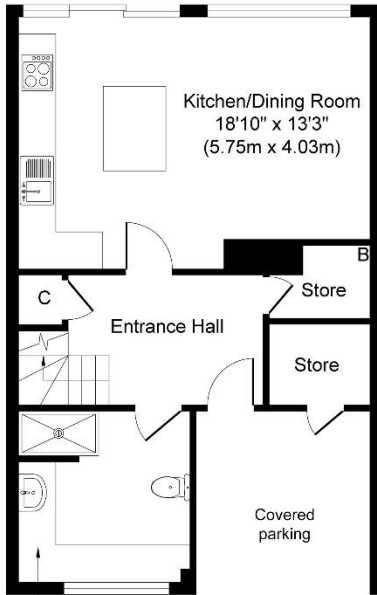
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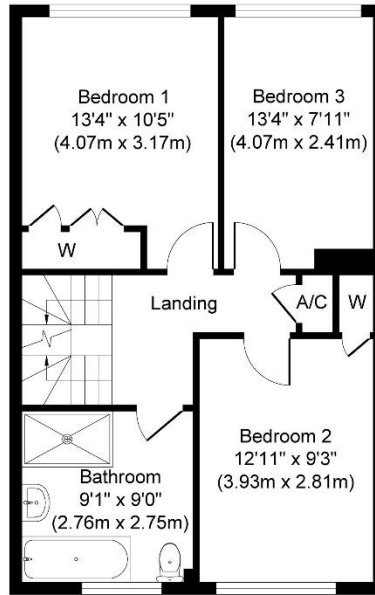


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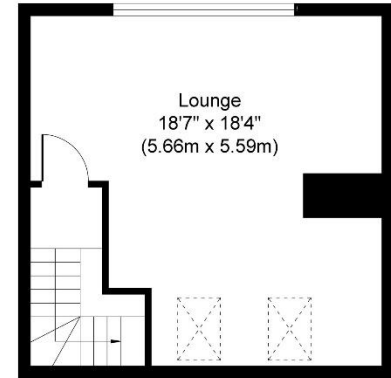


Shower/Utility Room
8'11" x 8'9"
(2.73m x 2.66m)

Ground Floor
Approximate Floor Area
442 sq. ft
(41.10 sq. m)



First Floor
Approximate Floor Area
558 sq. ft
(51.85 sq. m)



Second Floor
Approximate Floor Area
346 sq. ft
(32.14 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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