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Hollyhock House, Station Road, Coltishall, Norfolk, NR12 7JL

A semi-detached period property offering character, space, and exciting potential for transformation. This charming home retains many original features, including fireplaces and woodwork, and presents an excellent opportunity for a family seeking a spacious and versatile residence with scope for improvement and personalisation. Offered with no onward chain, it provides the perfect canvas to create a beautiful home in a highly sought-after Broadland village.

The location is a true highlight, just a short stroll from Coltishall's picturesque Georgian high street, lined with independent shops and cafés, its outstanding primary school and medical practice, as well as the iconic riverside common. The village also boasts scenic riverside walks and a choice of renowned eateries, including The Recruiting Sergeant, The Rising Sun, and The King's Head.

Set back from the road, the property is approached via a shingle frontage providing off-road parking. To the side and rear, a generous and neatly maintained south east facing lawn garden offers a wonderful outdoor space, complete with a paved terrace perfect for alfresco dining and family gatherings.





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- FOUR BEDROOMS
- OFF-ROAD PARKING
- CLOSE TO LOCAL AMENITIES

- SEMI-DETACHED FAMILY HOME
- POTENTIAL FOR IMPROVEMENT
- LESS THAN THIRTY MINUTES TO COASTLINE

- PERIOD PROPERTY WITH ORIGINAL FEATURES
- EIGHT MILES TO THE CAPITAL CITY OF NORWICH
- GATEWAY TO THE RENOWNED NORFOLK BROADS

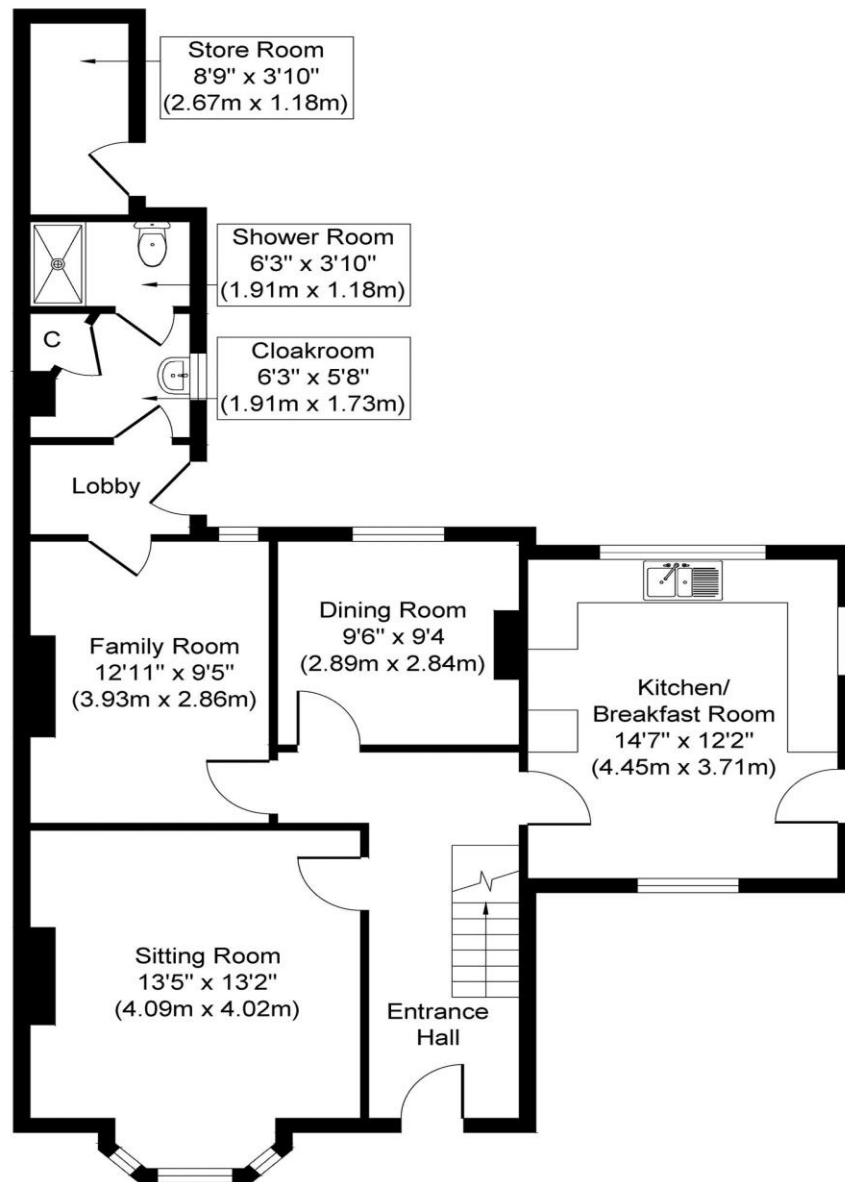
Inside, the accommodation is spacious and adaptable, offering a layout suited to a modern family. The ground floor features three reception rooms, including a sitting room with a bay window, a family room and a separate dining room, along with a kitchen/breakfast room, and a rear lobby leading to a cloakroom and shower room. Upstairs, a family bathroom and four bedrooms, including a principal bedroom with built-in storage, complete the accommodation.

For broader amenities, Hoveton lies just two miles away, offering access to Roys department store, a mainline train station, post office, and schools for all ages. The historic city of Norwich is approximately eight miles to the south, while the sandy beaches of Sea Palling and the wider Norfolk coastline can be reached in under thirty minutes, offering the very best of both village and coastal living.

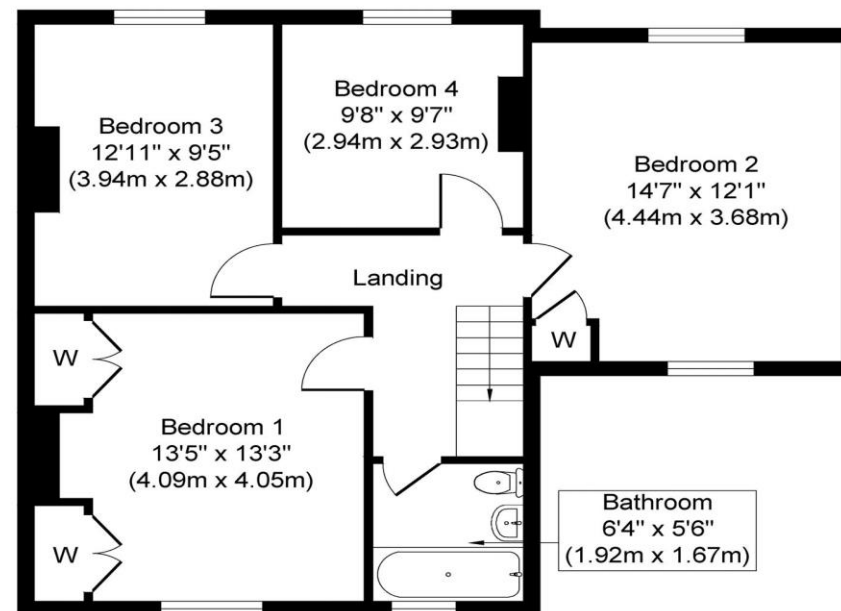
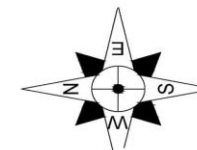




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Ground Floor
Approximate Floor Area
794 sq. ft
(73.78 sq. m)



First Floor
Approximate Floor Area
689 sq. ft
(64.04 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		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





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