

propertyladder



Belaugh Green Lane, Coltishall, NR12

A Stunning Four Bedroom Semi-Detached Cottage Blending Character And Contemporary Design!

GUIDE PRICE £575,000 to £600,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

TIMELESS CHARACTER AND COUNTRYSIDE CHARM!

The accommodation begins with a beautifully appointed cottage-style kitchen bespoke and hand-built by the current owner, complete with an Aga, creating a warm and welcoming heart to the home. From here, a formal dining room provides an excellent space for entertaining and family gatherings, opening seamlessly into a stunning garden room that enjoys wonderful views over the garden and countryside beyond. A further study area within this space provides the perfect place to work, read or simply relax.

The newer section of the property introduces a more contemporary feel, centred around a striking floating staircase with open-tread timber steps and sleek metal balustrading that immediately creates a sense of style and space. A modern cloakroom serves this part of the house.

The extension, completed by the current owners in 2016, was designed with both style and comfort in mind and benefits from underfloor heating throughout the majority of both the ground and first floors, creating an efficient and luxurious living environment.

The spacious living room is flooded with natural light and features bi-fold doors opening directly onto the garden, creating a wonderful connection between the indoor and outdoor spaces. Adjoining this room is a dedicated home office, enjoying attractive views to the front and offering flexibility for a variety of uses.

Upstairs, the principal bedroom is a particularly impressive space, featuring high ceilings and a stylish en-suite shower room. Three further well-proportioned bedrooms are served by a family bathroom, ensuring the accommodation is ideally suited to family life.



“centred around a striking floating staircase with open-tread timber steps”



Overview

- Glorious countryside setting with field views all around
- Strawberry fields directly opposite
- Characterful kitchen with Aga
- Beautiful garden room with study area
- Striking contemporary floating staircase creating useful storage below.
- Spacious living room with bi-fold doors
- Underfloor heating to the majority of both floors
- En-suite to principal bedroom





Location

Belaugh Green Lane occupies a particularly desirable position between the picturesque villages of Coltishall and Belaugh, two of Norfolk's most attractive Broadland locations, with Hoveton also close by for additional amenities such as doctors surgery, transport links and access to the Broads. Surrounded by open countryside and farmland, the setting offers a wonderful sense of space and rural charm whilst remaining remarkably accessible.

Coltishall, often referred to as the Gateway to the Broads, is just a short distance away and offers an excellent selection of riverside pubs, cafés, restaurants, shops and everyday amenities. The neighbouring village of Belaugh is renowned for its character, attractive church and idyllic countryside walks. Hoveton, home to Wroxham's wider range of shops, eateries and waterside attractions, further enhances the convenience and appeal of this location.

Norwich city centre is easily accessible by road, whilst the Norfolk Broads and the North Norfolk coastline are both within easy reach.

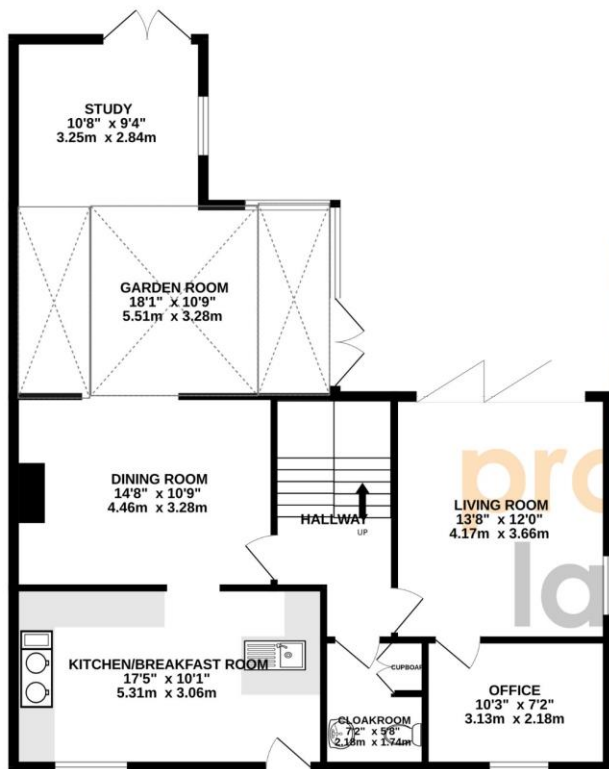


Outside

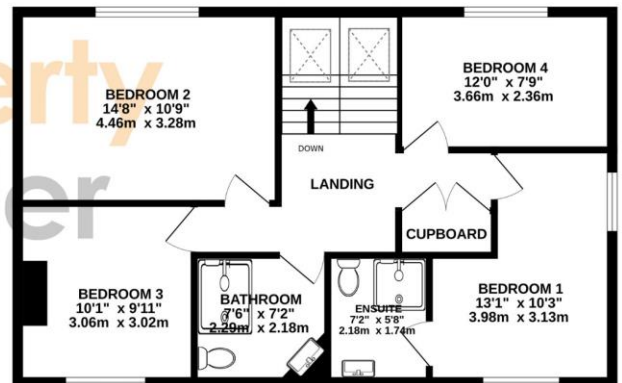
Outside, the property continues to impress. There is ample off-road parking to the front, whilst the rear garden is mainly laid to lawn and complemented by a patio seating area, creating the perfect setting to enjoy the surrounding countryside. A garden shed provides useful additional storage.

Properties that successfully combine cottage character, contemporary architecture and such an enviable rural position are exceptionally rare. Grange Farm Cottage offers a unique opportunity to enjoy the best of both worlds, with countryside all around and the amenities of Coltishall just moments away.

GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	70 C
39-54	E		
21-38	F		
1-20	G		

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: BORE HOLE WATER, SEPTIC TANK, MAINS ELECTRICITY (ECONOMY 7), ELECTRIC HEATING PLUS OIL FIRED

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