



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER

Land off Church Loke, Church Loke, Coltishall, NR12 7DN

- DOUBLE GARAGE & CARPORT
- WOODED, CUL-DE-SAC LOCATION
- LESS THAN THIRTY MINUTES TO COASTLINE

- CLOSE TO LOCAL AMENITIES
- FOUR BEDROOMS, TWO EN-SUITE
- EIGHT MILES TO THE CAPITAL CITY OF NORWICH

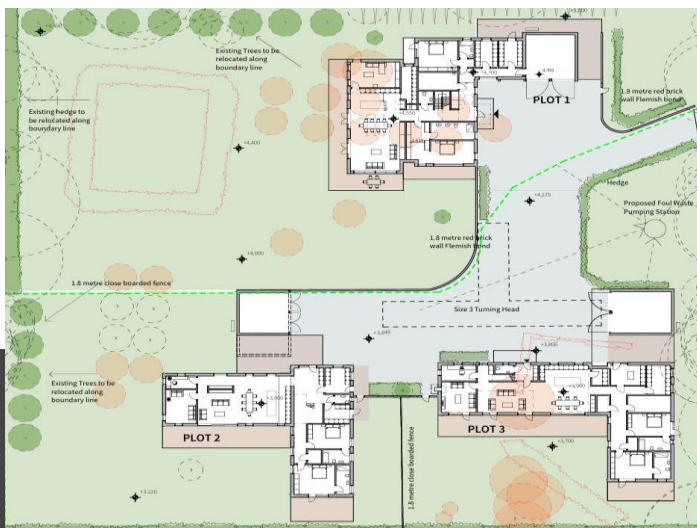
A rare and exciting opportunity to acquire a substantial self-build plot with outline planning permission for an exceptional four-bedroom detached residence extending to over 3,500 sq ft, complete with a double garage and carport.

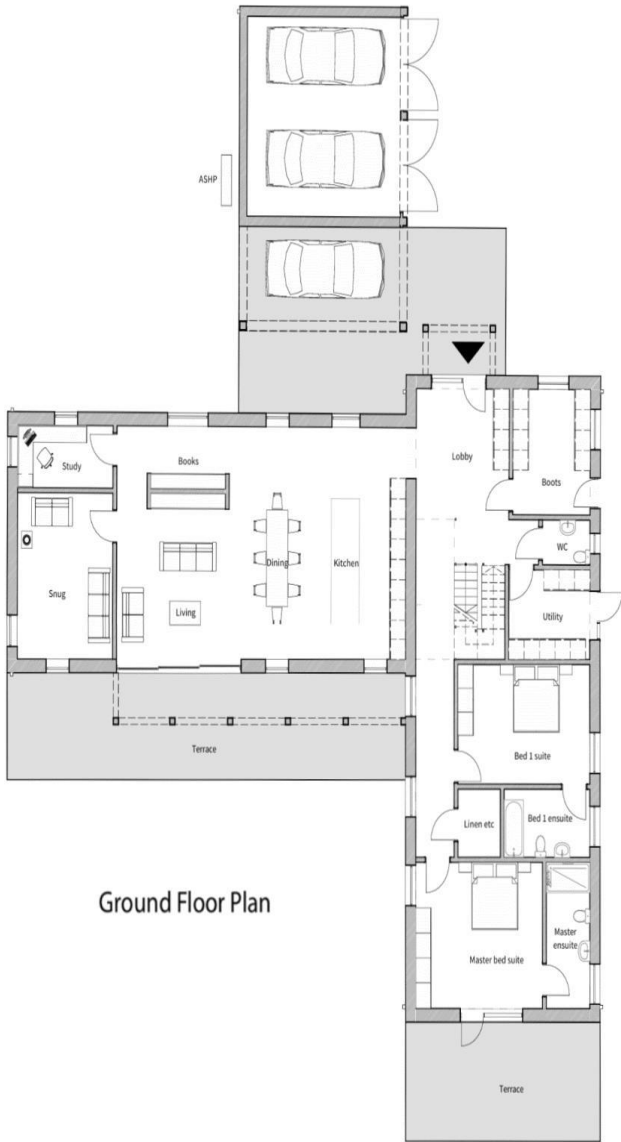
Offering exceptional flexibility and scope, this generous plot provides the perfect canvas to create a truly bespoke home tailored to your individual lifestyle, tastes, and aspirations. Whether you envision a striking contemporary residence or an elegant traditional family home, the freedom to design and finish your property to your own specification makes this a unique and highly desirable proposition.

Set discreetly along a peaceful loke in the heart of the picturesque riverside village of Coltishall, affectionately known as the Gateway to the Broads, the location perfectly balances Norfolk village charm with excellent day-to-day amenities. Coltishall is renowned for its attractive Georgian High Street, independent shops and cafés, highly regarded primary school and medical practice, together with its iconic riverside common and popular pubs and restaurants, including The Recruiting Sergeant, The Rising Sun, and The King's Head.

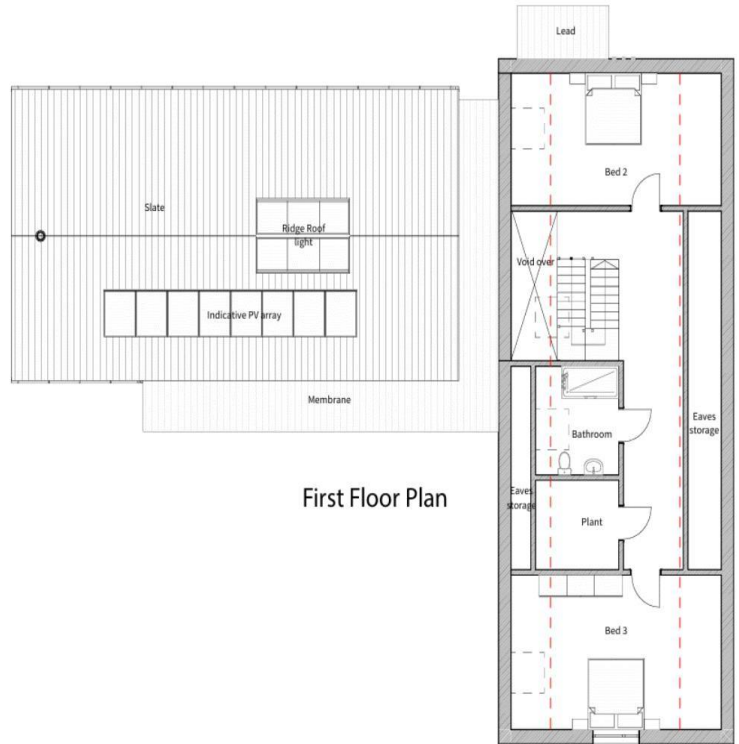
Ideally situated approximately eight miles north of the cathedral city of Norwich, the village offers convenient access to rail links to London and the North, alongside an outstanding selection of shopping, dining, and cultural attractions. The beautiful sandy beaches of Sea Palling lie around thirteen miles to the east, while the stunning Norfolk Broads National Park and wider coastline are all within easy reach.

Combining space, privacy, convenience, and lifestyle in one of Norfolk's most sought-after villages, this is an exceptional opportunity to create a distinctive home in a truly special setting. Early viewing is highly recommended to fully appreciate the potential on offer.





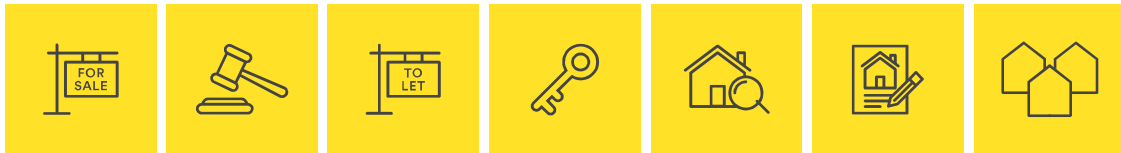
Ground Floor Plan



First Floor Plan



Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



Sales

Property
Auctions

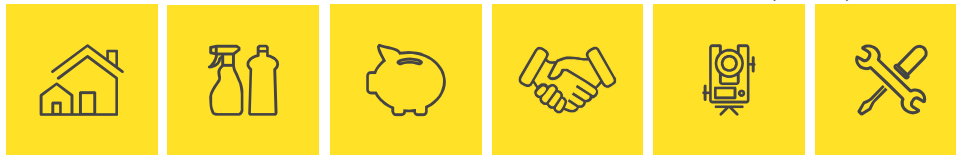
Lettings

Property
Management

Sale/ Rental
Valuation

Estate
Administration
(Probate)

Land & New
Homes



Second Home
Service

Property
Cleaning Service

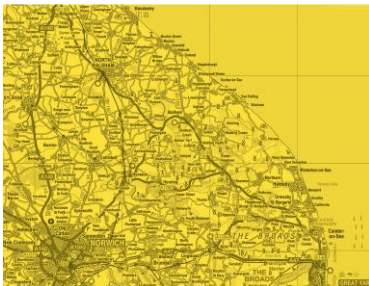
Mortgages

Solicitors

Surveyors

Service
Providers

Come in and meet us, visit us on line or call and speak to one of the team to learn more.



Stobart & Hurrell
Unit 3A, Station Business Park
Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk
01603 782 782

