

27 White Lion Road, Coltishall - NR12 7AR

£280,000 Freehold

In the much-loved village of Coltishall, this delightful cottage offers the perfect opportunity to embrace village living with all the charm and character of a traditional Norfolk home. With a welcoming living space featuring a focal fireplace and bright front-facing window, the property offers a balance of practicality and comfort. The spacious kitchen, complete with space for appliances and rear access, is ideal for those who love to cook and entertain. Upstairs, two double bedrooms and a three-piece bathroom provide a cosy retreat, while the private rear garden invites relaxation or outdoor activities. Situated in a community-oriented village with countryside walks and local amenities just a stone's throw away, this cottage is an idyllic home for anyone seeking the peaceful charm of Norfolk living.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

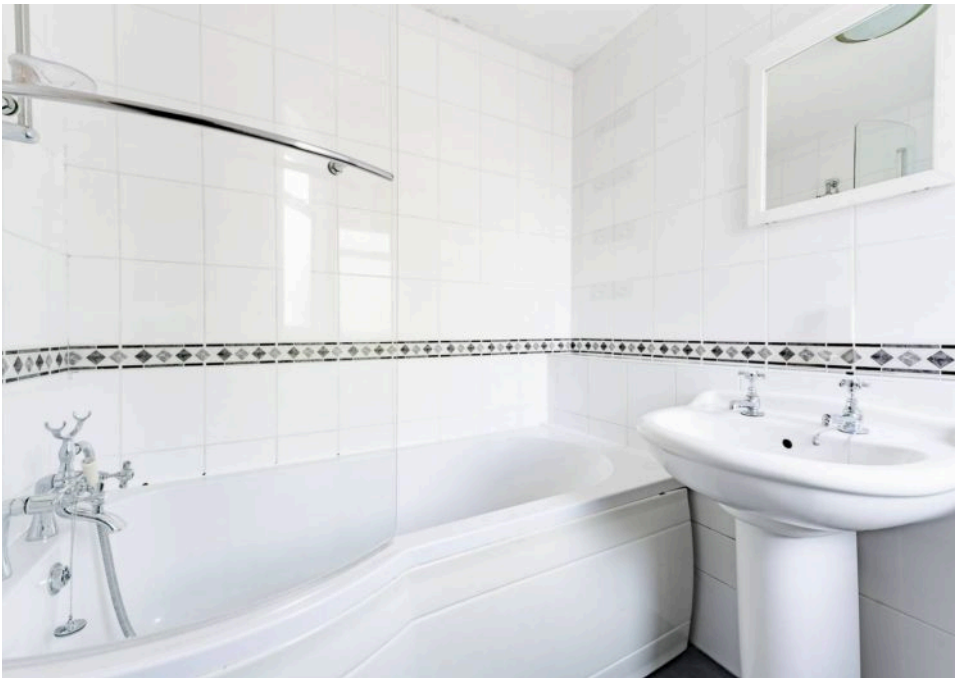
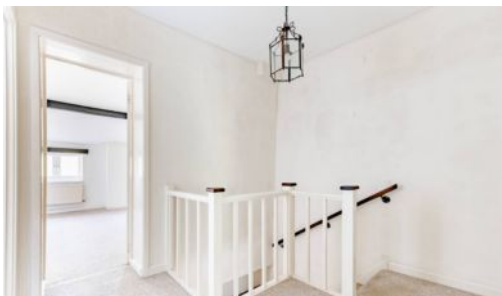
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The Location

Coltishall is a much-loved Norfolk village that blends a vibrant local spirit with the natural beauty of riverside living. Set along the River Bure, a light scattering of moored boats and gentle wildlife gives a nod to its connection with the Broads, though life here feels more about community and quality of day-to-day living. This



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At the heart of the village, the Rising Sun is a true favourite; this popular riverside restaurant offers hearty plates and relaxed bench seating right by the water's edge — on warm summer days, the buzz is so lively it's often a challenge to find a free spot.

Food lovers are spoiled for choice with the Recruiting Sergeant, a celebrated local pub offering excellent dining in a relaxed, characterful setting that's perfect for winding down. Everyday essentials are easily covered with the village Londis, which not only stocks a good range but also connects you to a variety of takeaway options for cosy nights in. For those who like to stretch their legs, Coltishall offers an enviable network of well-trodden walking routes, loved by locals and visitors alike, winding through pretty countryside and along scenic riversides.

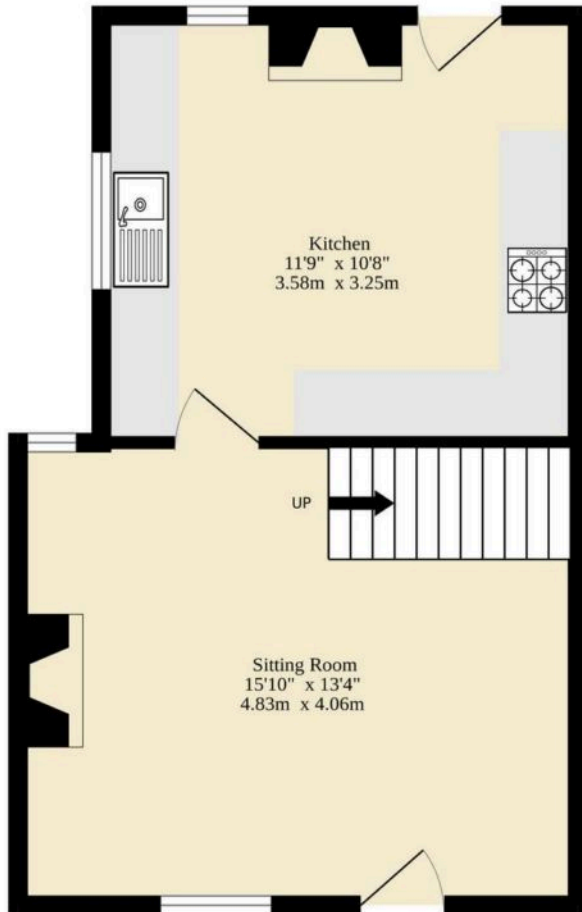
White Lion Road, Coltishall St James

Welcome to this charming cottage located in the heart of Coltishall, one of Norfolk's most admired villages. Stepping into the living space, you are greeted by a stunning focal fireplace that serves as the centerpiece of the room.

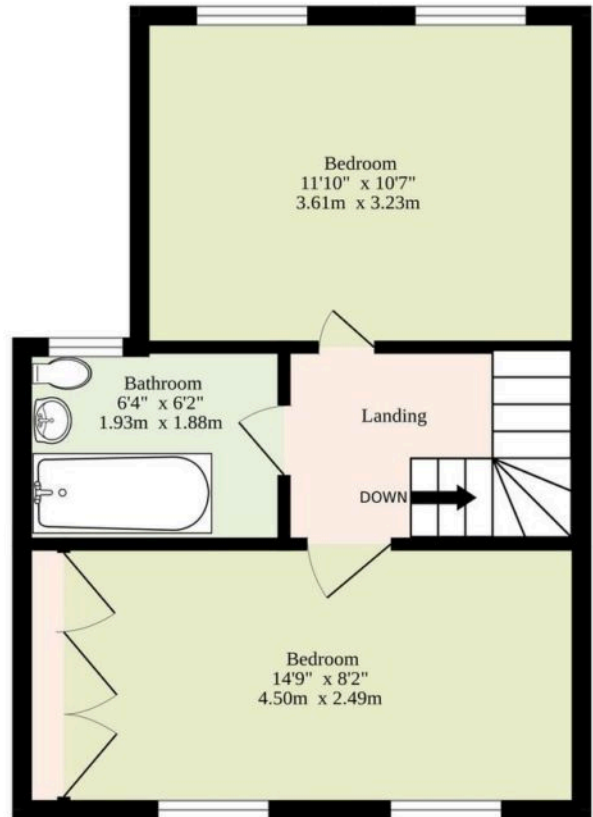
The front-facing window allows natural light to flood the space, creating a bright and welcoming atmosphere. The hard flooring throughout adds a sense of practicality. Integrated within this space are the stairs leading up to the upper level, giving the area an



Ground Floor
331 sq.ft. (30.8 sq.m.) approx.



1st Floor
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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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