



Bridge House, Barn, High Street, Coltishall

Norfolk



Minors & Brady

Bridge House, Barn, High Street

Coltishall, Norfolk

Tucked away in the heart of Coltishall, a remarkable barn conversion offers a rare opportunity in this much-loved Norfolk village. With approximately 1,054 sq ft of accommodation, this spacious and versatile property balances charm with practicality. The interior provides a lounge, temporary kitchen, four bedrooms, and three bathrooms, making it adaptable for family living, guest accommodation, or investment use. Outside, the barn is complemented by generous private garden, outdoor seating areas, and two parking spaces. Its riverside position enhances the sense of tranquility while remaining close to the village's vibrant community and amenities. This unique setting offers both lifestyle appeal and flexible potential in one of Norfolk's most sought-after locations. Early viewing is advised to fully appreciate its scale and character.

- Spacious barn conversion offering approx. 1,054 sq ft of accommodation
- Four well-proportioned bedrooms providing flexible living arrangements
- Three bathrooms for convenience and versatility
- Comfortable lounge and temporary kitchen space
- Generous private gardens with mature planting and seating areas
- Off-road parking for two spaces within the grounds
- Riverside position offering a tranquil lifestyle setting
- Adaptable layout suitable for family use, guest accommodation, or investment
- Located in the sought-after village of Coltishall, close to amenities and dining
- Rare standalone opportunity combining character, space, and lifestyle appeal



M&B



M&B

Bridge House, Barn, High Street

Coltishall, Norfolk

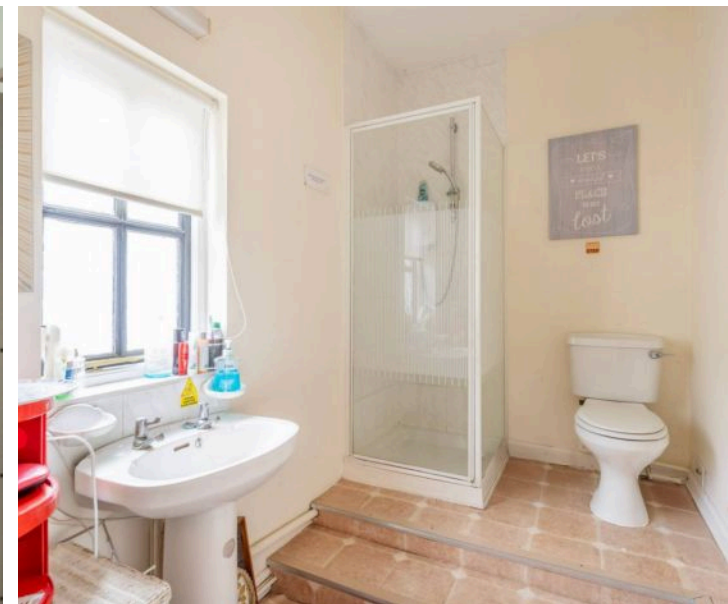
The Location

Coltishall is a much-loved Norfolk village that combines a vibrant community spirit with the natural beauty of riverside living. Set along the River Bure, moored boats and gentle wildlife hint at its link to the Broads, while everyday life here centres on connection, comfort, and quality of living.

The Rising Sun, a popular riverside pub and restaurant, is a true hub of village life, where hearty food and relaxed seating spill onto the water's edge — always lively on warm summer days. Just up the road, the Recruiting Sergeant offers excellent dining in a friendly, characterful setting, while a local Londis store and takeaways ensure daily convenience.

Coltishall also offers an enviable network of walking and cycling routes, winding through countryside and along the river. With the Broads close by, opportunities for sailing, canoeing, and paddleboarding abound, while Norwich and the Norfolk coast are within easy reach.

Balancing tranquility with vibrancy, Coltishall is a village where riverside views, good food, and a strong sense of community create an enviable lifestyle.



M&B

Bridge House, Barn, High Street

Coltishall, Norfolk

Bridge House, B&B, High Street: Barn

An exceptional opportunity to acquire a spacious and characterful barn, set within generous grounds that include a larger private garden and parking.

This versatile property offers approximately 1,054 sq ft of accommodation and provides a rare chance to secure a unique riverside setting.

The barn has been thoughtfully adapted to provide flexible living space, making it ideal for a variety of uses such as a family home, guest accommodation or investment opportunity. The layout includes a comfortable lounge, a temporary kitchen, four well-proportioned bedrooms, and three bathrooms in total.

Externally, the property benefits from extensive outside space, with mature gardens, seating areas, and parking for two vehicles, offering both privacy and practicality. Its position retains a sense of charm and character while enjoying a desirable riverside lifestyle.

This distinctive barn conversion presents an attractive standalone purchase option, combining space, flexibility, and a highly sought-after location. Early viewing is strongly recommended to appreciate the potential and setting on offer.

Agents Note

Sold Freehold

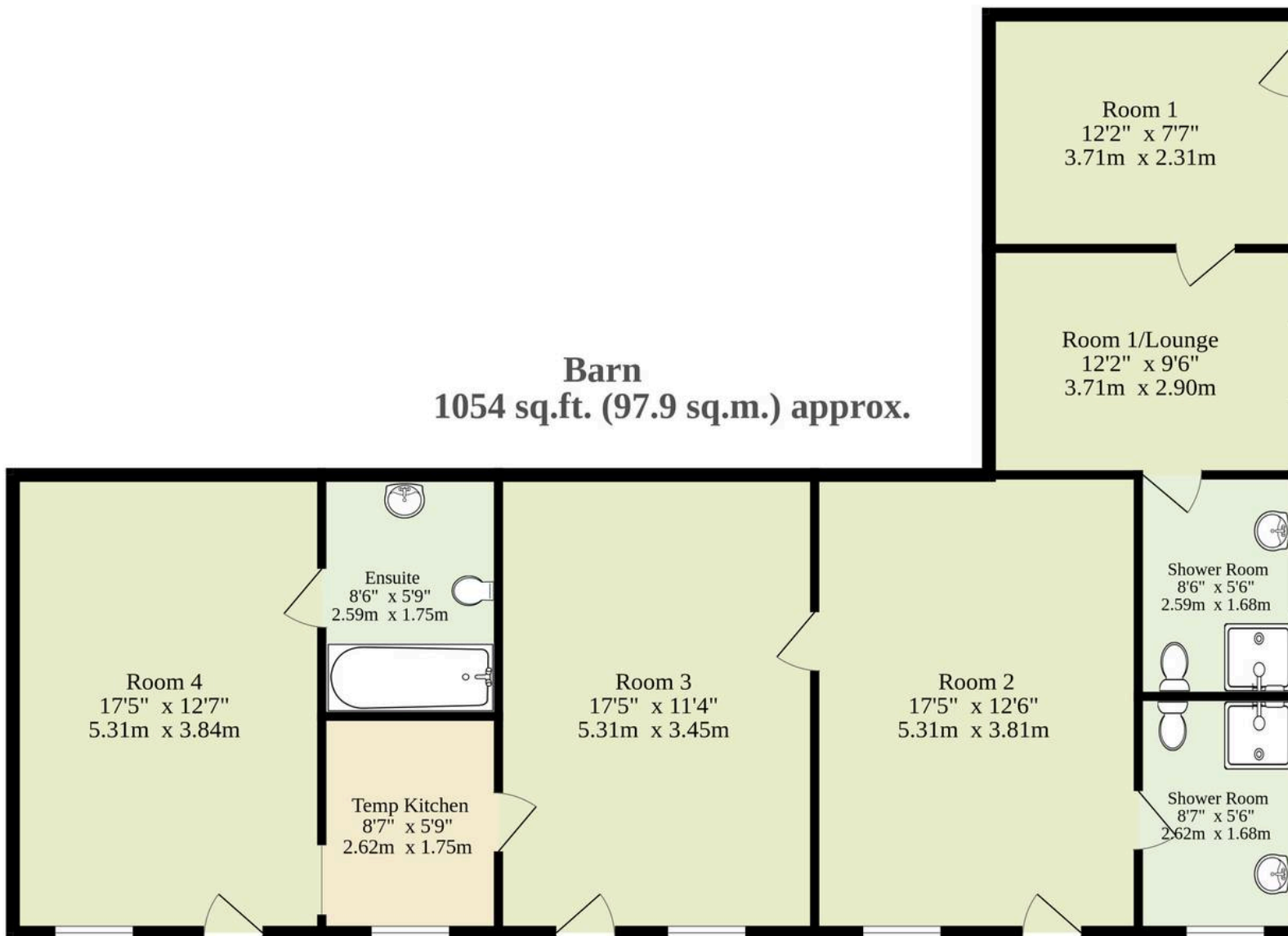
Connected to all mains services.

No direct access to the river



M&B

Barn
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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.

Made with Metropix ©2025

Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk