



Bridge House B & B, 1 High Street

Norwich



Minors & Brady

Bridge House B & B

Not every story begins on a riverside, but this one does. Behind its period façade, this 18th-century property reveals nine bedrooms, seven bathrooms, and an interior full of historic character. The main house unfolds with a hallway, snug/barbershop area, dining room, kitchen with pantry, and a spacious lounge, while upstairs a principal suite with balcony captures sweeping river views. A further three bedrooms and multiple en-suites add to its versatility. The adjacent barn/annex, extending to over 1,000 sq ft, offers four additional bedrooms, a lounge, temporary kitchen, and three bathrooms — ideal for flexible living or extended family. Outside, mature gardens, open lawns and views of the River Bure set a rare backdrop of beauty and tranquility. Available as one substantial estate or in separate lots, this unique riverside property balances heritage with opportunity, presenting a compelling investment or lifestyle choice.

- Remarkable 18th-century period property with historic character
- Nine bedrooms and seven bathrooms across main house and barn/annex
- Principal suite with en-suite bathroom and private balcony overlooking the river
- Flexible accommodation with multiple reception rooms and snug/barbershop area
- Spacious barn/annex (over 1,000 sq ft) offering four bedrooms, lounge, kitchen, and three bathrooms
- Generous third-of-an-acre plot (stms) with mature gardens and outdoor seating areas
- Far-reaching water views of the River Bure
- Potential for flexible use — multi-unit living, investment, or single private residence
- Option to purchase as a whole estate or separately (main house or barn)
- Prime riverside location in the much-loved Norfolk village of Coltishall





M&B

Bridge House B & B

1 High Street, Norwich

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 B & B

1 High Street, Norwich

Bridge House, B&B, High Street

An exceptional investment opportunity to acquire a remarkable period property dating back to the 18th century, set on a third of an acre plot with river views. With nine bedrooms, seven bathrooms, and a wealth of period character throughout, this is a rare chance to secure a riverside home of significant charm and scale.

The main house is rich in heritage and offers a versatile layout. Accommodation includes a welcoming hallway, snug/barbershop area, a useful boot room, guest WC, an elegant dining room, a kitchen with adjoining pantry, and a generous lounge.

The ground floor also includes a well-proportioned bedroom with en-suite facilities. On the upper level, the main house provides a principal bedroom with en-suite and private balcony overlooking the river, along with three further bedrooms (two of which benefit from en-suite bathrooms) and an additional family bathroom.

Complementing the main residence is a spacious barn/annex of approximately 1,054 sq ft, which has been adapted to provide further accommodation. This includes a lounge, temporary kitchen, four additional bedrooms, and three bathrooms in total, making it ideal for guest accommodation or flexible family use.



M&B

Bridge House B & B

1 High Street, Norwich

Externally, the property enjoys extensive grounds with mature gardens, outdoor seating areas, and spectacular river views. The generous third-of-an-acre plot (stms) makes it a rare and desirable setting for both lifestyle and leisure.

This listing offers the opportunity to acquire both the main house and barn together as a substantial riverside estate. However, there are also flexible purchase options available, with the possibility to buy the main house or the barn separately, creating a range of investment and lifestyle opportunities to suit different needs.

This unique riverside period property combines historic character with versatile potential, whether as a multi-unit investment or as a grand private residence. Early viewing is highly recommended to appreciate the scale, charm, and flexibility on offer.

Agents Note

Sold Freehold

Connected to all mains services.

No direct access to the river



M&B

Ground Floor
1518 sq.ft. (141.0 sq.m.) approx.



1st Floor
1022 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 2540 sq.ft. (236.0 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

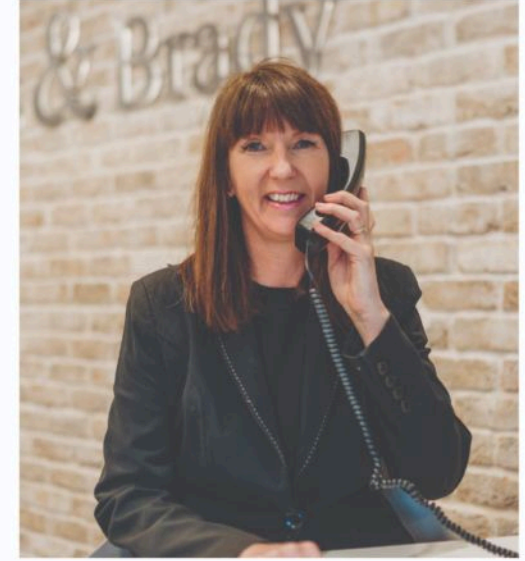
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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