



16 High Street, Coltishall

Norwich



Minors & Brady



## 16 High Street

Veiled in quiet seclusion, this detached cottage in Coltishall feels like a hidden gem waiting to be discovered. Tucked behind a private gated driveway, it shares its peaceful approach with only two neighbouring homes, offering a rare sense of privacy. Its white brick façade radiates classic cottage charm, hinting at the character within. Step inside to a welcoming hallway with a handy WC and tucked-away storage, where a winding staircase leads you upwards. Latch-style wooden doors open into a sunlit sitting room, where warm wooden floors and airy proportions create a space. The kitchen, full of rustic charm and adorned with a varietal tiled backsplash, flows seamlessly to the rear garden, a perfect spot for dining. Upstairs, two generous bedrooms and a modern bathroom offer restful, stylish retreats, retaining the cottage's period allure. Outside, a gently raised lawn, a terraced dining area, and a high brick-and-flint wall create a private, enchanting garden, complemented by parking for two cars and a handy garden shed, making this a truly captivating home full of charm and character.

- Detached period cottage with timeless charm
- Highly sought-after Coltishall location, set back from the road
- Private gated driveway with access shared by only two neighbouring homes
- White brick exterior reflecting classic English cottage style
- Welcoming entrance hallway with WC and under-stair storage
- Latch-style wooden doors throughout, adding character and heritage
- Bright, airy sitting room with wooden floors
- Cottage-style kitchen with varietal tiled backsplash and garden access
- Two generous bedrooms and a modern bathroom
- Private rear garden with slightly raised lawn, terraced dining area, high brick-and-flint wall, parking for two cars, and a garden shed







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Coltishall, Norwich

## The Location

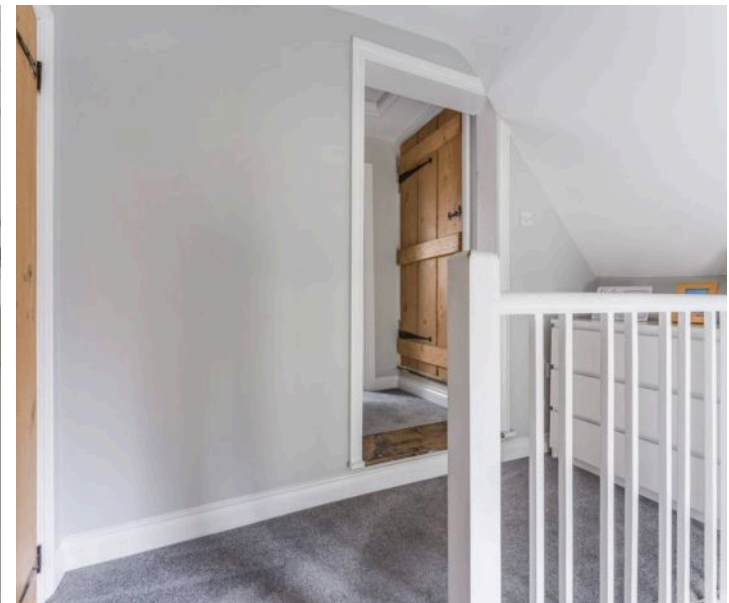
Coltishall is a much-loved Norfolk village that blends a vibrant local spirit with the natural beauty of riverside living. Set along the River Bure, a light scattering of moored boats and gentle wildlife gives a nod to its connection with the Broads, though life here feels more about community and quality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

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.

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## High Street, Coltishall

Hidden away in the highly coveted village of Coltishall, this delightful detached cottage exudes charm. Set back from the road behind a private gated driveway, the home enjoys rare seclusion, with only two neighbouring properties sharing access.

Its white brick façade captures the timeless allure of traditional English cottages.

Inside, an inviting entrance hall greets you, complete with a convenient WC and under-stair storage. A gracefully winding staircase ascends to the first floor, while latch-style wooden doors throughout lend character and a sense of heritage.

The sitting room is bathed in natural light, its wooden floor enhancing a warm and airy ambience.

The kitchen, in keeping with the cottage's character, features a charming varietal tiled backsplash and direct access to the rear garden, offering both practicality and rustic appeal.

Upstairs, two generously proportioned bedrooms provide restful retreats, complemented by a modern bathroom that subtly balances contemporary comfort with period elegance.



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The exterior is equally enchanting, with a slightly elevated lawn and a terraced area perfect for outdoor dining or relaxation, all enclosed by a high brick and flint wall ensuring privacy. Additional features include parking for two vehicles, a garden shed, and a design that lovingly preserves the quintessential cottage character.

This is a rare and captivating home, quietly secluded yet full of warmth and timeless charm.

## Agents Note

Sold Freehold

Connected to all mains services.

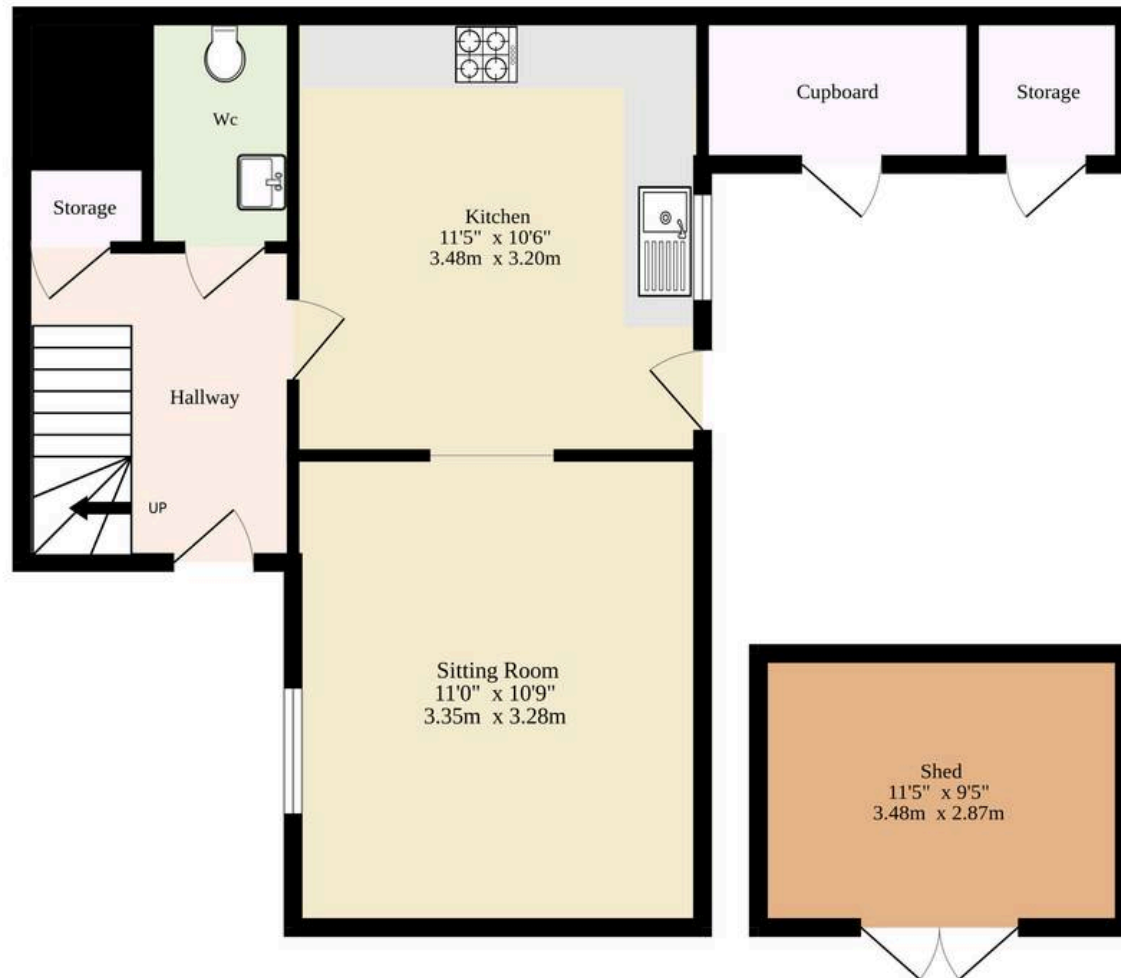
Two properties have access over the driveway owner by this property.



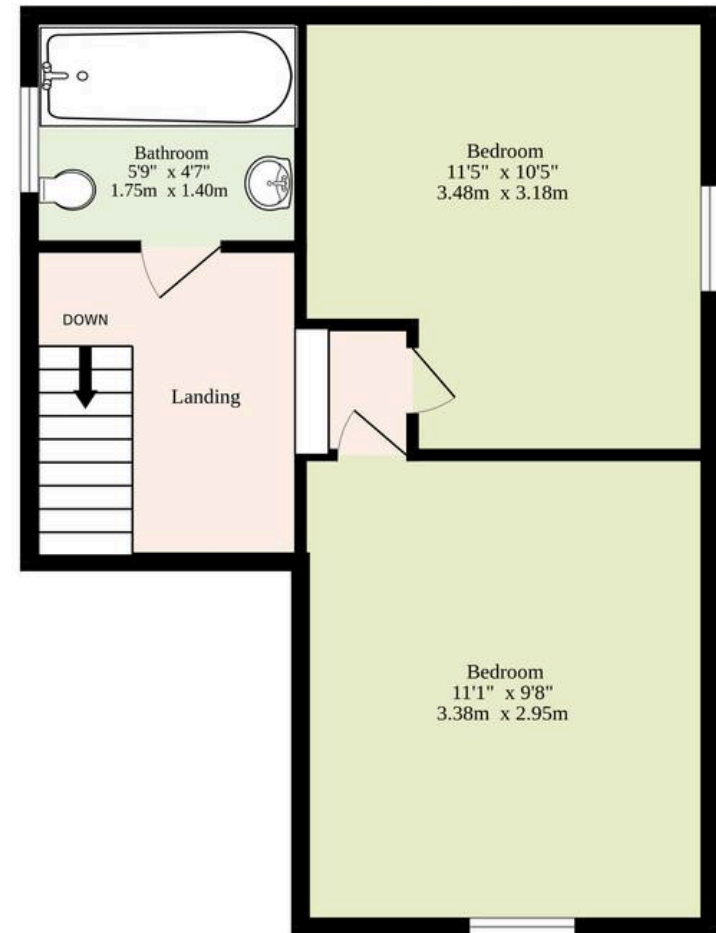
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Ground Floor  
456 sq.ft. (42.4 sq.m.) approx.



1st Floor  
314 sq.ft. (29.2 sq.m.) approx.



**TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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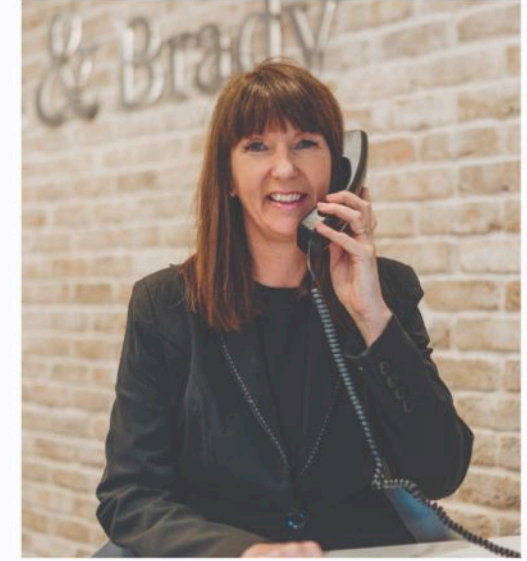
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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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