



25 Wroxham Road, Coltishall

Norwich



Minors & Brady

A truly distinctive Georgian home, rich in history and architectural charm, set within one of Coltishall's most sought-after locations. Dating back to around 1810 and thoughtfully extended in 1981, this is a property that has been lovingly owned and carefully enjoyed since 1978. Its unique curved design, inspired by Norfolk windmills, gives it a striking presence, complemented by established gardens and a wonderfully private setting. Inside, character and comfort sit side by side, with generous living spaces, two open fires, a modern yet sympathetic kitchen, and four well-proportioned bedrooms. The addition of a ground floor shower room enhances practicality, while outside, two garden areas, an outdoor office, and a peaceful courtyard provide space to live and unwind. Just a short walk from local pubs and amenities, this is a rare opportunity to own a home that offers both lifestyle and legacy in equal measure.

- Distinctive Georgian home (circa 1810) – rich in heritage with a carefully considered 1981 extension
- One-of-a-kind curved architecture inspired by Norfolk windmills
- Exceptionally well-loved home, owned and cherished by the same owner since 1978
- Four well-proportioned bedrooms arranged off a central landing, including a spacious principal suite with study area
- Multiple reception spaces including a large sitting room, dining room, and characterful sun room
- Two open fireplaces adding warmth, atmosphere, and period authenticity
- Modern kitchen with character – rich green cabinetry, wooden worktops, and built-in appliances
- Ground floor shower room & first floor bathroom providing practical, flexible living
- Ample parking & outbuildings – gated access, two driveways, cart lodge, plus outdoor office/summer house





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Coltishall is a much-loved Norfolk village that merges a strong community feel with the appeal of a riverside setting. This particular position enjoys close proximity to the River Bure and the village green, placing you within easy reach of some of the area's most scenic and social spots. From here, it's a pleasant walk to both The Kings Head and The Rising Sun, two well-known riverside pubs that are especially popular during the summer months, offering a lively, relaxed atmosphere right by the water.

The surrounding area is ideal for those who enjoy the outdoors, with a variety of well-used walking routes and trails leading through open countryside and along nearby waterways. These paths are perfect for dog walking, leisurely strolls, or simply taking in the natural beauty, particularly in the warmer seasons when the landscape is at its best. The river itself becomes a focal point in summer, with opportunities nearby for activities such as paddle boarding, adding to the lifestyle appeal of the location.

Coltishall is also well equipped for everyday living, with a village Londis providing convenient essentials, along with a nearby fuel station and a selection of takeaway options for those evenings when cooking takes a back seat. The popular A Piece of Cake café offers a welcoming spot for coffee and a sweet treat, while the village also benefits from a medical practice, a well-used village hall and a recreation ground that adds to the strong sense of community.

Nearby Horstead Mill further enhances the setting, adding to the area's character and connection to its surroundings.

Despite its peaceful setting, Coltishall remains well connected. Wroxham is just a short distance away, offering a wider selection of shops, cafés and everyday amenities, along with access to boating on the Broads and a train station providing links into Norwich. For those needing to travel further, the Northern Distributor Road (NDR) is easily accessible, providing a convenient route into the city and beyond.



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## Wroxham Road, Coltishall

Tucked away within one of Norfolk's most enviable village settings, this truly one-of-a-kind Georgian home, dating back to around 1810, carries with it over two centuries of quiet history and careful stewardship. Extended in 1981 by the current owner, who first purchased the property in 1978, it has been a home that has not only been lived in but genuinely cherished, thoughtfully enjoyed, sensitively evolved and deeply appreciated for its unique character.

It now awaits new owners who will recognise its architectural significance, embrace its individuality, and continue to love it as it has been loved for decades.

Set behind gated access with two driveways and a traditional cart lodge, the approach offers both privacy and practicality, with ample parking available. As you arrive, the home gradually reveals itself, its distinctive curved form, inspired by the iconic shapes of Norfolk windmills, immediately setting it apart.

The light-toned exterior softens its presence, allowing it to sit comfortably within its established surroundings of lawn and mature trees.

Inside, the sense of authenticity is unmistakable. The entrance hall leads through to a series of beautifully proportioned rooms, each with its own atmosphere and story to tell. The dining room is warm and inviting, filled with natural light and enhanced by rich green and pink tones that complement the home's character.

A period fireplace, one of two open fires within the property, anchors the space and adds a sense of timeless comfort.



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The kitchen has been thoughtfully updated, offering a modern space that remains entirely in keeping with the home. Finished in a deep green hue with wooden work surfaces, it feels both stylish and grounded. Built-in appliances, including a fridge and freezer, are seamlessly integrated, while open shelving and hanging rails for utensils add a practical, slightly eclectic charm.

It's a space designed for everyday living, without compromising the home's heritage.

The sitting room is generous and filled with light, its curved window echoing the home's architectural form and drawing the outside in. Period detailing remains intact, while the décor reflects a sensitivity to the property's origins. A second open fire enhances the atmosphere, making this a space that changes beautifully with the seasons.

Beyond, the sun room offers something a little different, with exposed brick and flint wall detailing, it creates a tactile connection to the exterior, a space that feels both sheltered and open at once.

Upstairs, four bedrooms lead off a central landing, each carrying through the home's period charm. The principal bedroom is particularly spacious, large enough to incorporate both a sleeping area and a dedicated study or reading space. The remaining bedrooms are all well-sized, offering flexibility for family, guests or additional uses.

The family bathroom introduces a gentle retro feel, perfectly in keeping with the home's overall character, while a ground floor shower room provides additional practicality, ideal for guests or day-to-day convenience.



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Outside, the gardens unfold across two distinct sections, designed to be enjoyed in different ways. The lower courtyard, enclosed by characterful brick and flint walls, provides a private space, ideal for dining or relaxing. Steps lead up to the elevated garden, where a beautifully maintained lawn is bordered by established planting. Here, you'll also find the outbuildings, including an outdoor office and summer house or studio, along with a small pond that adds to the sense of calm.

The gardens feel purposeful yet relaxed, offering different settings depending on the time of day.

All of this sits within the heart of Coltishall, a village long admired for its charm, community and riverside setting. With local pubs, amenities and countryside walks all within easy reach, it offers a lifestyle that is both peaceful and connected.

This is more than just a property; it is a home with a story, one that has been carefully cared for over many years, and one that now invites its next chapter with owners who will truly appreciate its architecture, its setting, and the life it has quietly held.

## Agents Note

This property is offered on a freehold basis.

The property is connected to mains water (metered), electricity, gas, and drainage.

Shared driveway 23 + 26.



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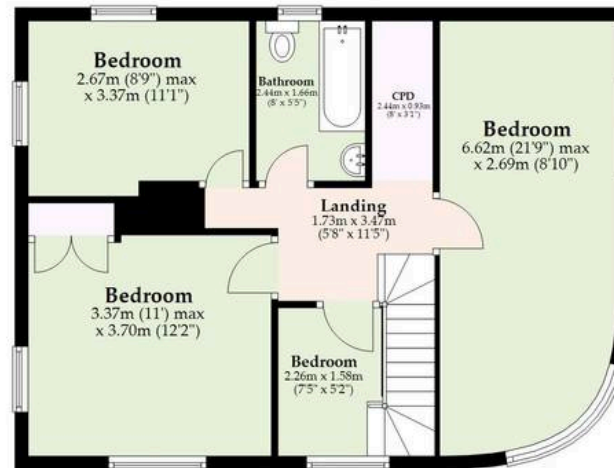
### Ground Floor

Approx. 86.8 sq. metres (934.5 sq. feet)  
(excluding Car Port)



### First Floor

Approx. 53.1 sq. metres (571.6 sq. feet)  
(excluding Bedroom)



Total area: approx. 139.9 sq. metres (1506.1 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.

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



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Minors & Brady  
*Your home, our market*



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