



14 White Lion Road, Coltishall

Norwich



Minors & Brady

14 White Lion Road

Coltishall, Norwich

A truly rare opportunity to secure a substantial and character-filled cottage in the heart of the ever-desirable riverside village of Coltishall. Just moments from the village green and the River Bure, this spacious home offers an exceptional amount of accommodation with a wonderfully versatile layout. Two generous reception rooms provide flexibility for family life, entertaining or quieter retreats, complemented by the warmth and character of a wood-burning stove. Three well-proportioned bedrooms are supported by two bathrooms, making the home equally suited to families or those welcoming regular guests. Outside, a large front garden, driveway and detached garage create a sense of space seldom found in village-centre settings. Full of charm and potential, this is the ideal home for buyers looking to make their mark in one of Norfolk's most sought-after villages.

- Rarely available character cottage in the heart of Coltishall
- Highly sought-after riverside village location, close to the River Bure
- Three generous bedrooms offering flexible accommodation
- Two reception rooms suited to family living or entertaining
- Attractive lounge/diner with wood-burning stove
- Two bathrooms, ideal for families or guests
- Large front garden, predominantly laid to lawn
- Driveway parking and detached garage providing excellent practicality
- Versatile layout, including dual staircases and excellent storage
- Perfect for those seeking a spacious home to personalise in a prime village setting
- Agents Note
This property will be sold freehold.
Connected to mains water, electricity and drainage. Oil-fired heating.



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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 particular location, leading down to the green with access to the river, is a premium spot.

Situated on White Lion Road, Coltishall St James, this setting adds another layer of charm and exclusivity, making it one of the most sought-after areas in the village.

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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A rare opportunity to acquire a substantial and characterful cottage in the heart of the highly sought-after riverside village of Coltishall, just moments from the village green and the banks of the River Bure. Offering generous accommodation and a wonderfully versatile layout, this charming home is ideal for those seeking space, character and the chance to create something truly personal in an exceptional village setting.

The property provides spacious and flexible living across two reception rooms and enjoys a welcoming sense of arrival via the main entrance hall, which leads through to a comfortable sitting room and a traditional staircase. The sitting room features a decorative fireplace and enjoys windows to both the front and rear, creating a bright and pleasant space that can be used as a snug, reading room or additional family living area.

The main lounge/diner forms a more formal living and entertaining space, centred around an attractive fireplace with a wood-burning stove that adds warmth and atmosphere, especially during the colder months. With generous proportions, built-in storage and a lovely bay window overlooking the front garden, this room offers plenty of flexibility for both relaxing and dining.



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The kitchen is well arranged and full of character, fitted with attractive units and work surfaces, integrated appliances and a useful understairs pantry cupboard. Windows to both the front and rear allow for good natural light, and a secondary staircase from the kitchen adds to the home's unique and practical layout, enhancing its flexibility.

Upstairs, the accommodation continues to impress with three well-proportioned bedrooms and two bathrooms, making it particularly well suited to family living or hosting guests. The principal bedroom enjoys windows to both aspects and is served by a generous dressing area with built-in wardrobes and cupboards, providing excellent storage.

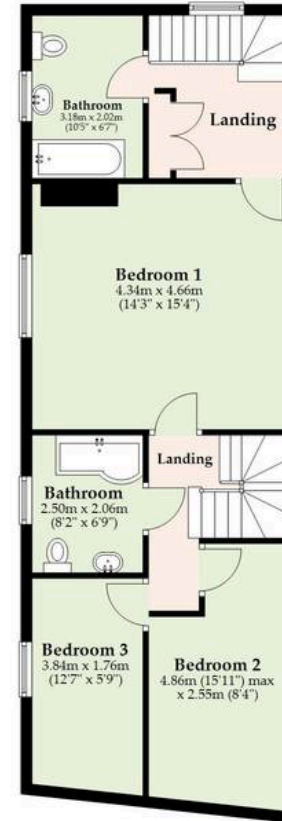
The remaining bedrooms offer comfortable proportions and versatility, while the two bathrooms ensure convenience for everyday living.

Externally, the property is set behind a large front garden, predominantly laid to lawn, which creates an open and attractive outlook and a real sense of space rarely found in village centre locations. A driveway provides off-road parking and leads to a detached single garage, with additional hardstanding to the side, offering further practicality.

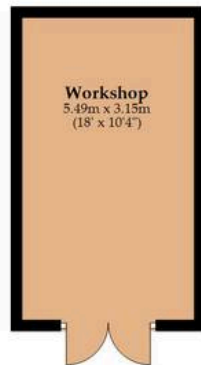
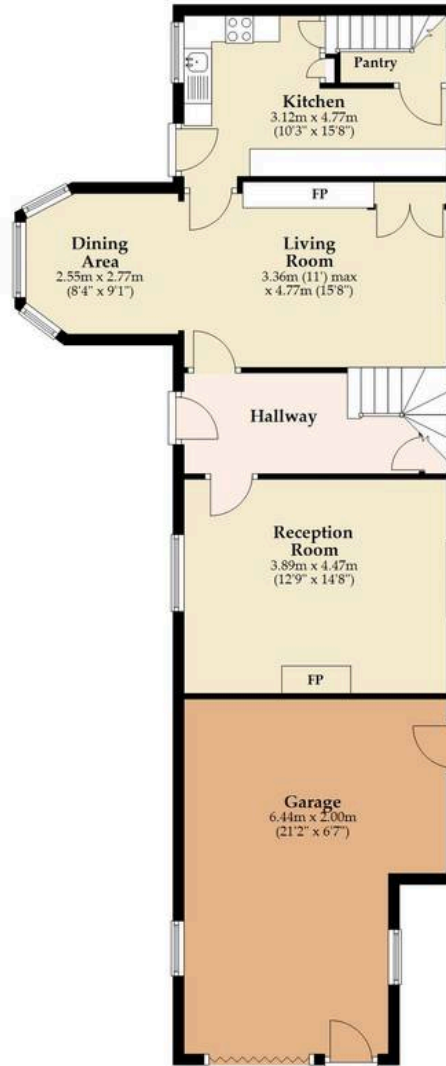
Fitted with modern uPVC double glazing, oil-fired central heating and complemented by the wood-burning stove, the home combines traditional charm with modern comforts. With no rear garden, the emphasis is firmly on the expansive frontage and the exceptional village setting.



First Floor
Approx. 66.0 sq. metres (710.9 sq. feet)



Ground Floor
Approx. 109.3 sq. metres (1177.0 sq. feet)



Total area: approx. 175.4 sq. metres (1887.8 sq. feet)

Sqft excludes hall, landing and garage.

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.
Plan produced using PlanUpp.

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Minors & Brady
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