



The Old Granary, Abbey Court, Coltishall

Norwich

Minors & Brady



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The Old Granary, Abbey Court

Coltishall, Norwich

This impressive detached residence offers over 2,700 sqft of accommodation, combining generous proportions, character features and versatile living spaces in one of Broadland's most desirable villages. Positioned discreetly within a private setting in Coltishall, the property enjoys a wonderful sense of privacy while remaining within easy reach of the village centre and its riverside amenities.

Thoughtfully arranged for modern family life, the home provides four bedrooms, multiple reception rooms, a double garage and private gardens, creating an exceptional opportunity for those seeking space, flexibility and a sought-after village lifestyle.



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- Substantial detached family home extending to over 2,700 sqft of accommodation
- Impressive dual-aspect sitting room featuring exposed beams, a fireplace and excellent proportions
- Spacious kitchen/breakfast room with integrated appliances and direct access to the rear garden
- Separate dining room and garden room providing flexible reception space for modern family living
- Four generously sized first-floor bedrooms, including a principal bedroom with ensuite shower room
- Versatile ground-floor study/bedroom five, ideal for home working or multi-generational living
- Character features throughout, including exposed brickwork, herringbone-style flooring and period charm
- Enclosed front and rear gardens offering private outdoor space for relaxation and entertaining
- Double garage and extensive off-road parking, discreetly positioned within a sought-after development
- Located in the highly desirable Broadland village of Coltishall, known as the Gateway to the Norfolk Broads

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



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Location

Located in the picturesque village of Coltishall in Norfolk. A charming and idyllic setting for residents and visitors alike. Located on the banks of the River Bure, Coltishall is often referred to as the "Gateway to the Norfolk Broads," and is part of the National Broads Park making it a haven for nature lovers and boating enthusiasts. The village is renowned for its beautiful riverside location, offering stunning views and a tranquil atmosphere. The River Bure provides opportunities for boating, fishing, and enjoying leisurely walks along the water's edge.

Coltishall boasts a rich heritage, with historic buildings and architecture that add to its unique character. The village centre is home to a selection of charming shops, cafes, and traditional pubs, creating a delightful community atmosphere. Residents can explore local boutiques, indulge in delicious food, or simply relax and enjoy the friendly ambiance. Despite its rural charm, Coltishall benefits from convenient transport links, including bus services and road connections, ensuring easy access to nearby towns and cities. The village is just a short drive away from Norwich, the bustling regional capital, offering a wide range of amenities, shopping centers, and cultural attractions.



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Wroxham Road

Step inside via the welcoming entrance hall, where herringbone-style flooring and exposed brick detailing create an immediate sense of character. The ground floor has been designed to offer both practicality and flexibility, centred around a spacious dual-aspect sitting room measuring over 26 feet in length. Exposed beams and a fireplace provide a focal point, while windows to multiple aspects ensure the room is filled with natural light throughout the day.

The kitchen/breakfast room is well proportioned and fitted with a range of cabinetry, integrated appliances and ample work surface space, making it equally suited to everyday family life and entertaining. Adjoining the kitchen is a formal dining room, creating a natural flow between the principal living spaces. Beyond, the garden room provides an additional reception area overlooking the gardens, offering an ideal setting for relaxing, reading or enjoying views of the outside space throughout the seasons.

Also located on the ground floor is a dedicated study, ideal for those working from home, although its position and proportions offer flexibility for a variety of uses if required. A conveniently positioned cloakroom completes the ground floor accommodation.



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The first floor is arranged around a central landing and offers four bedrooms. The principal bedroom is a particularly generous room, benefitting from fitted storage and a private en suite shower room. Three further bedrooms are served by the family bathroom, providing comfortable accommodation for family members and guests alike.

Outside, the property enjoys enclosed gardens to both the front and rear, offering space for outdoor dining, gardening and family enjoyment. Mature planting and established boundaries enhance the sense of privacy, while the overall plot provides an attractive setting for the home. A substantial double garage and extensive off-road parking complete the property, ensuring practicality matches the generous accommodation on offer.

Homes of this scale and character are rarely available within Coltishall. Combining versatile living space, period charm and a highly desirable village location, this is a property perfectly suited to modern family life while retaining a strong sense of individuality and character.



Ground Floor
Approx. 154.7 sq. metres (1665.4 sq. feet)



First Floor
Approx. 97.9 sq. metres (1053.7 sq. feet)



Total area: approx. 252.6 sq. metres (2719.2 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 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 PlanUp.



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



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Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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