



A wonderfully positioned house in about 5 acres.

Anchor Wood, Coltishall

Freehold



Ground floor: Entrance hall • sitting room • kitchen/ breakfast room • study, office • principal bedroom with WC • guest bedroom with en suite bathroom • two further bedrooms • family bathroom.
First floor: Bedroom with dressing area • further bedroom, bathroom.
Integral double garage • store room • outbuildings • Mature woodland and gardens.

The Property

Anchor Wood is an exceptional opportunity to create a home that will be amongst the very best in the village. Nestled in about five acres of undulating gardens and charming bluebell woods, the house enjoys an elevated position on the edge of the village, yet within easy reach of the river and amenities.

Constructed in the late 1970's to an architects design, the house has over 3000 square feet of living space divided over two floors, with the principal rooms all enjoying lovely views over the surrounding gardens and woodland. The design made sure the property optimised the imposing south facing position, with plenty of large windows and glazed sliding doors to allow in as much light as possible and connecting the house with the outside. The house was ahead of its time, with open plan living to the main living space incorporating an entrance hall area, kitchen and living room. The sitting room works particularly well, with dual aspect and fireplace. At the opposite end of the house is a substantial room, latterly used as a bedroom but which could be utilised in many ways given the space of 7.2m x 6.8m. The house, in general, has an adaptable layout that could be rearranged if required.

The bedrooms are spread over

two floors. On the first floor are three/four bedrooms, with an en suite bedroom and a family bathroom. On the second floor are two spacious bedrooms, with a bedroom at the front of the house measuring 6.5m x 5.9m with a great view of the grounds and a dressing area. The second floor has a bathroom and some eaves storage.

The house has been well maintained, but would now benefit from updating.

Gardens and Grounds

The house is approached onto a tarmac driveway, through brick piers, with a large parking and turning area that adjoins the double garage. These have up and over doors, with a fantastic space internally of 5.9m x 5.6m.

Steps lead up to the house, with beds of heather and shrubs either side, leading to a terraced area running along the southern aspect of the house. This area provides a wonderful location for outside dining or entertaining, with an ornamental pond. A solid path continues around the house, leading round to the rear where there is a storage area and to the outbuildings. These comprise two solid built sheds with very useful storage, particularly for kayaks and paddle boards to enjoy on the river.





A large expanse of lawn sweeps away from the house to the south, with banks of shrubs and heather to the east, and mature trees on the boundary. An outstanding feature of the property is the woodland, with a mixture of fine native trees including beech and oak, with spring bulbs providing carpets of bluebells and snowdrops, and with pathways meandering through to fully enjoy. You really do not feel as if you on the edge of such a vibrant village.

Situation

Coltishall is a well-served village, with the River Bure meandering along the village edge, providing a focal point for visitors and habitants alike to enjoy. The village has everyday amenities such as post office, chemist, doctors surgery, primary school and petrol station alongside public houses on the river's edge, restaurants, The Norfolk Mead Hotel, and cafes. Coltishall Common, a short walk from the house, has a staithe with moorings which provides access to the vast network of Broads that our county has to offer.

Norwich, the cathedral city and regional centre of East Anglia, is about 9 miles, with thriving retail, cultural and education sectors including shopping centres and universities. The city has excellent restaurants, art galleries, award winning covered market and independent shopping, alongside a direct line rail

service to London Liverpool Street.

Directions

The postcode is NR12 7AQ
What3words; trickles.
operated.sculpture

Services

Mains electricity, drainage, water and gas.

Local Authority

Broadland District Council
Council Tax Band H

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

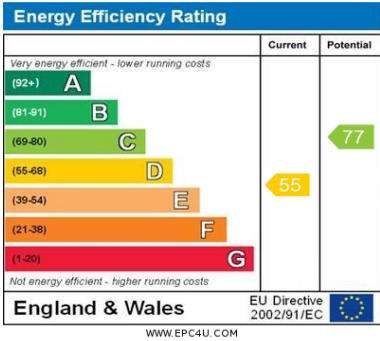
Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Anchor Street, Coltishall, Norwich
Main House gross internal area = 3,003 sq ft / 279 sq m
Garage gross internal area = 359 sq ft / 33 sq m
Boat House/Stores gross internal area = 526 sq ft / 49 sq m
Total gross internal area = 3,888 sq ft / 361 sq m



The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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