



Speed The Plough North Walsham Road, Coltishall

In Excess of £550,000

Speed The Plough North Walsham Road

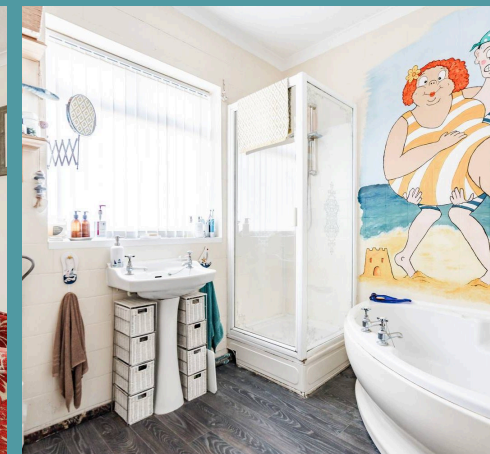
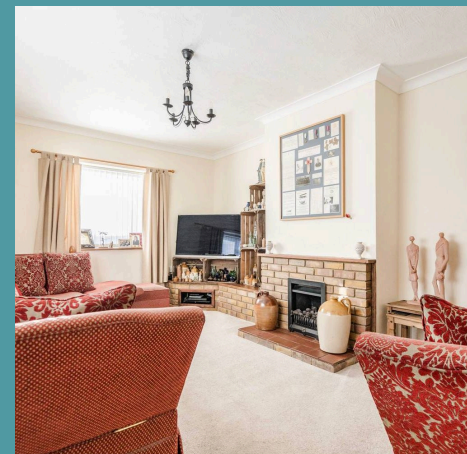
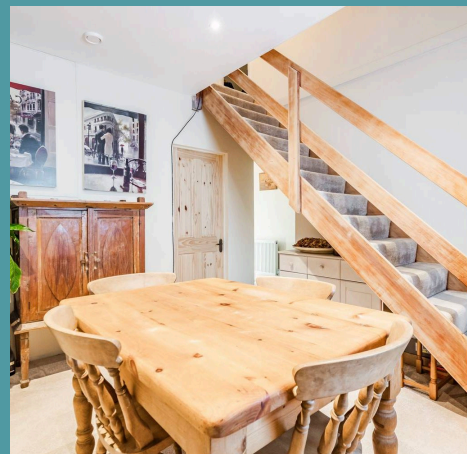
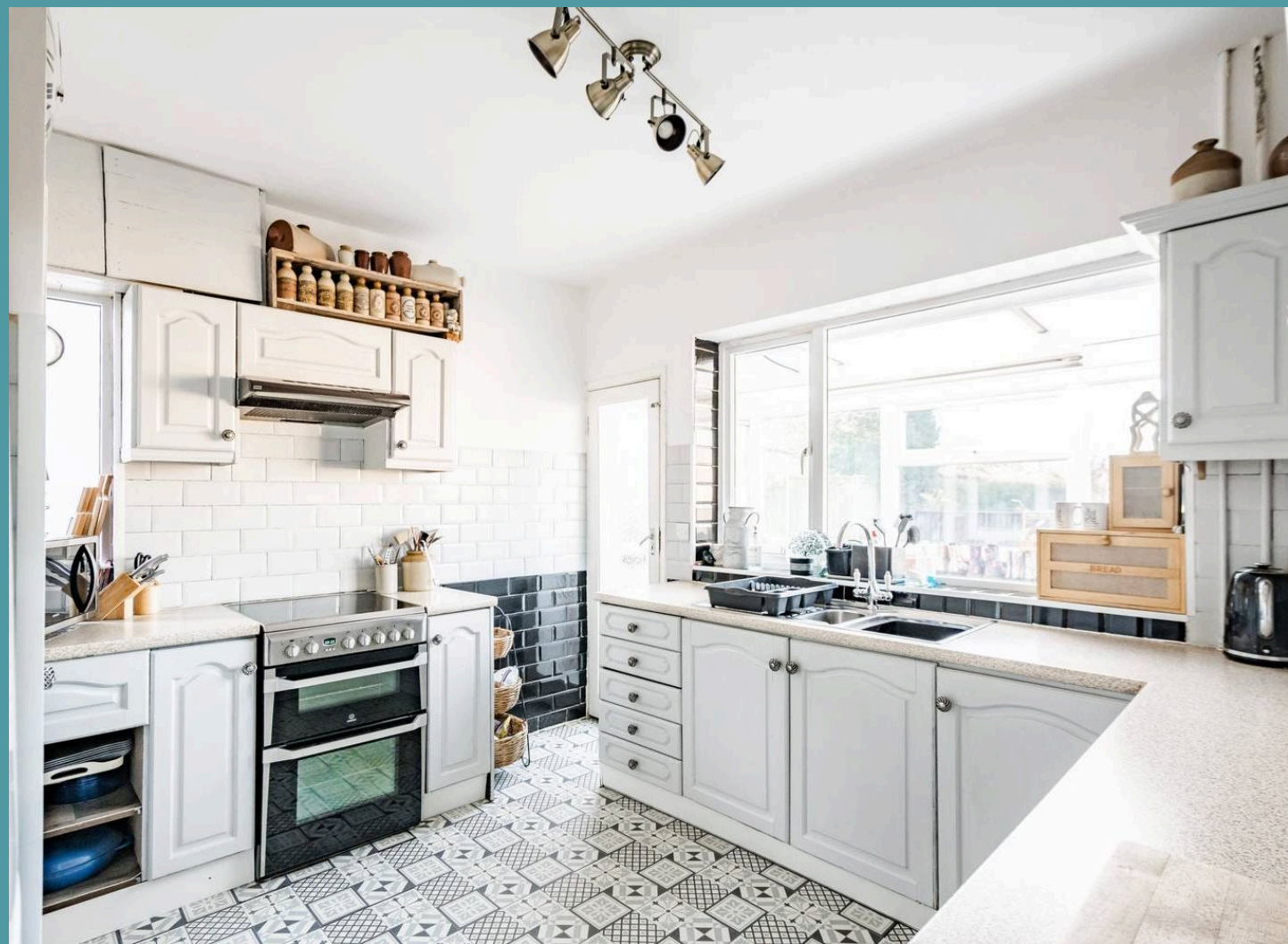
Coltishall, Norwich

Occupying an impressive 1.25-acre plot (STMS), this 1960s detached bungalow presents an exceptional opportunity, complete with approved plans to transform it into a spacious four-bedroom home. The current layout includes three bedrooms, a conservatory, and a four-piece bathroom, offering a solid foundation for renovation or redevelopment. The extensive grounds boast a gravel driveway, a large meadow, a patio, and versatile outbuildings, suitable for various uses such as equestrian facilities, workshops, or creative landscaping. With boundless potential, this property invites you to craft a truly unique and modern family home.

Location

Positioned in the picturesque village of Coltishall in Norfolk, this charming setting is perfect for residents and visitors alike. Known 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 river offers opportunities for boating, fishing, and leisurely walks. Coltishall Common, a local nature reserve, is ideal for picnics and peaceful strolls.

The village center boasts charming shops, cafes, and traditional pubs, creating a delightful community atmosphere. Despite its rural charm, Coltishall has convenient transport links, including bus services and road connections, ensuring easy access to nearby towns and cities. Just a short drive away from Norwich, residents can enjoy a wide range of amenities and cultural attractions.



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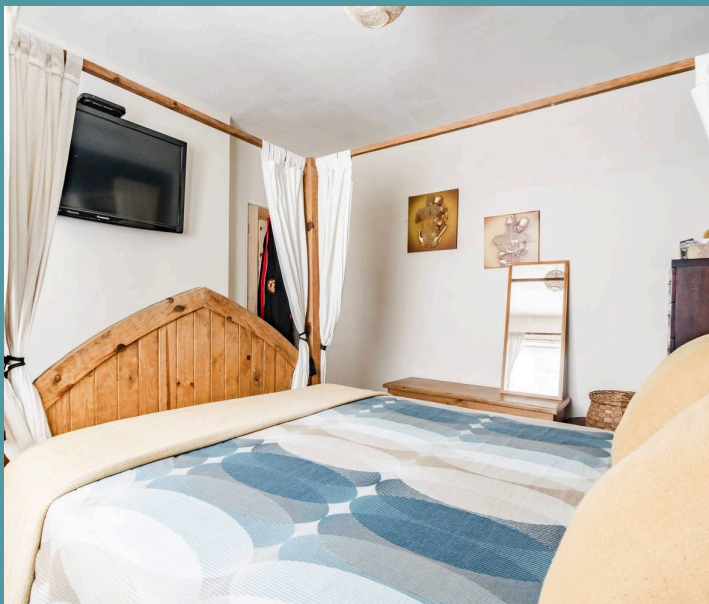
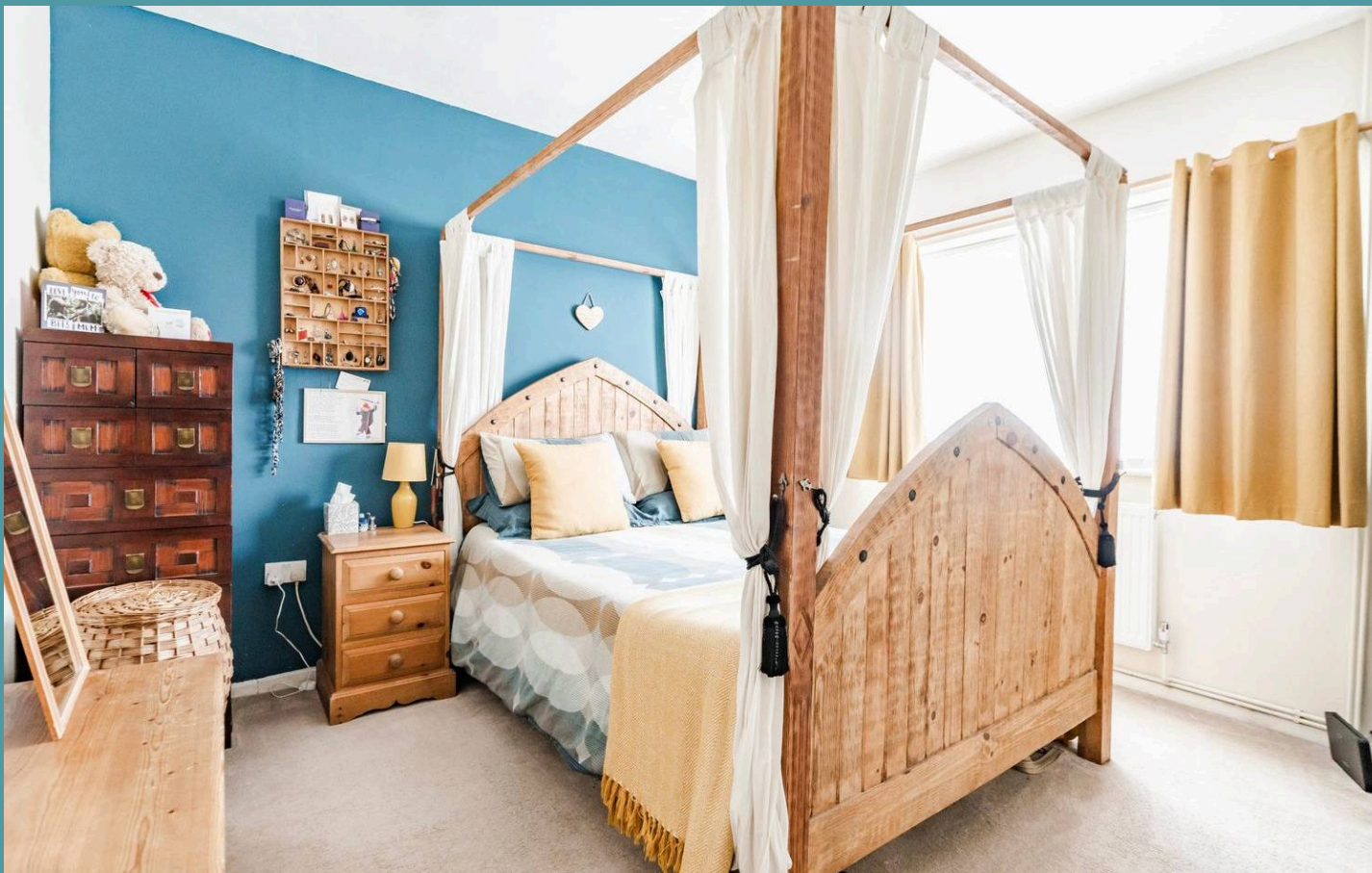
North Walsham Road, Coltishall

Encompassing a substantial 1.25-acre area (STMS), this detached 1960s bungalow is bursting with prospects and comes with approved plans for conversion into a spacious four-bedroom detached home. The current layout features a comfortable living room, a dining room with staircase access, a well-proportioned kitchen and a conservatory.

The three bedrooms are arranged across both floors, offering flexibility in design, while the bathroom includes a four-piece suite with a corner bath and shower cubicle. This property provides an exciting opportunity for refurbishment or a full-scale redevelopment to create a truly bespoke family home.

The expansive grounds are a key highlight, offering endless scope for creativity. At the front, a gravel driveway provides ample parking and is complemented by a gated entrance that leads to the rear garden. The rear features a spacious patio, perfect for outdoor entertaining, along with a substantial lawn and a large meadow bordered by mature hedging. The supplementary outbuildings greatly elevate this property. Two of which are generously sized, alongside two sheds, all of which offer incredible versatility, with the potential to be converted into stables, workshops or even a dedicated home office or studio.

- Positioned on a generous 1.25-acre plot STMS, offering exceptional space for a variety of uses
- Potential for equestrian use with ample grazing land suitable for small-scale horsekeeping





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Equestrian enthusiasts will appreciate the potential for small-scale horsekeeping, with ample space for grazing. Alternatively, the land could be utilised for a variety of lifestyle aspirations, from those with a green thumb, the plot provides the perfect opportunity to design and landscape, with plenty of room for expansive flower beds, a water feature or even a greenhouse. Those who love entertaining might envision an outdoor kitchen, firepit area, or even a swimming pool to make the most of the space. The size and layout of the land also lend themselves to self-sufficiency projects, such as keeping chickens or cultivating vegetables.

This is a rare opportunity to secure a property of this scale, offering unparalleled potential in both its footprint and its surroundings. The combination of approved plans and the generous, versatile plot makes it ideal for those seeking to create a forever home that stands out for its individuality and charm. With imagination and investment, this property can truly become a one-of-a-kind residence that exceeds expectations.

Agents Note

Sold Freehold

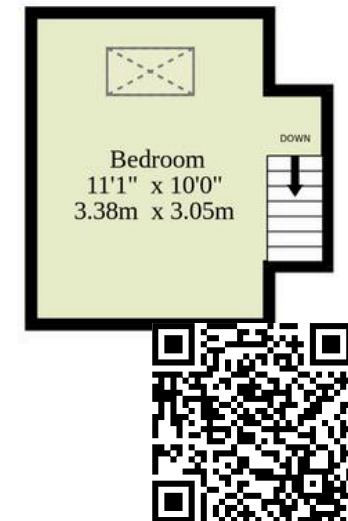
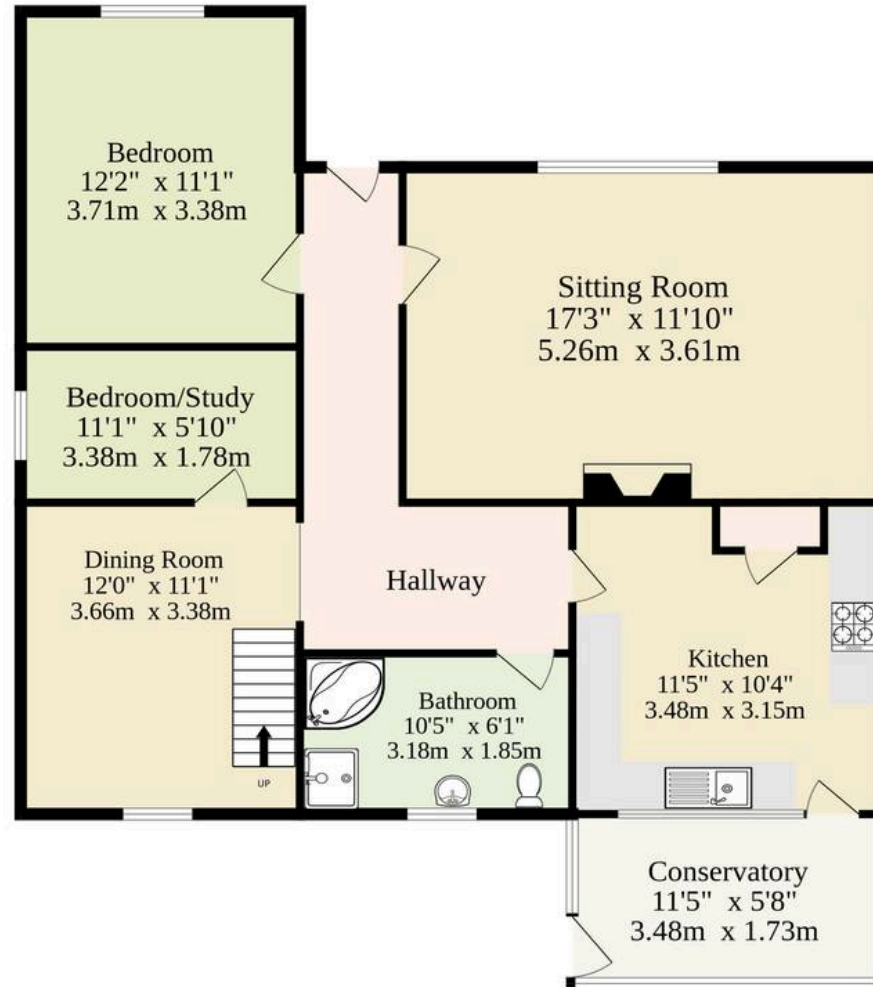
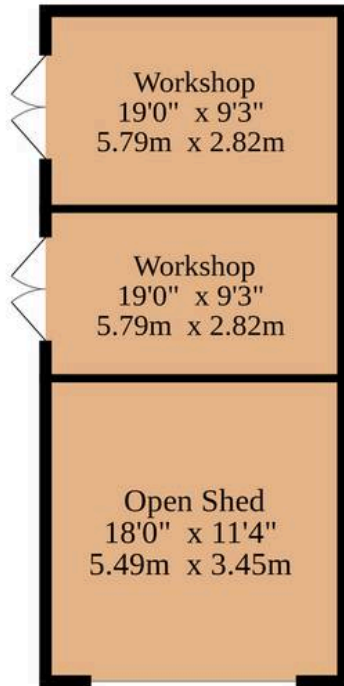
Connected to all mains services.



Outbuildings
559 sq.ft. (51.9 sq.m.) approx.

Ground Floor
914 sq.ft. (84.9 sq.m.) approx.

1st Floor
111 sq.ft. (10.3 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.2 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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