



## Speed The Plough North Walsham Road, Coltishall

Offers Over £500,000

websters.



## Speed The Plough North Walsham Road

Coltishall, Norwich

Set within approximately 1.25 acres (STMS) on the edge of the highly regarded village of Coltishall, this detached bungalow presents a rare and compelling opportunity to create a substantial and individual home in a sought-after rural setting. Originally constructed in the 1960s, the property occupies a generous and well-positioned plot at the entrance to the village, offering both privacy and convenience. The existing accommodation is arranged over two floors and includes a sitting room, dining room, a number of bedrooms to both ground and first floor, and a family bathroom. While the property would now benefit from comprehensive modernisation, it provides a flexible footprint for refurbishment or reconfiguration.



- Sought after Norfolk Broads location
- Fantastic opportunity with land & business potential
- Outbuildings with stable and workshop potential
- Set back on approximately 1.25 acre (stms)
- Plans approved for conversion to four bedroom detached bungalow
- Huge potential & opportunity for improvement



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Of particular note is the planning permission already granted to transform the existing dwelling into a spacious four-bedroom detached bungalow, allowing an incoming purchaser to realise a contemporary home tailored to modern living requirements. The grounds are a defining feature of the property, extending to approximately 1.25 acres and offering a sense of space and seclusion. Within the plot are two outbuildings and two sheds, providing excellent ancillary accommodation with potential for a variety of uses, including workshop space, storage or, subject to the necessary consents, further development.

This is a property that will appeal to those seeking a project of genuine potential, whether through sensitive refurbishment or more extensive redevelopment, and offers a unique opportunity to establish a fine family home in an attractive and well-connected village location.

Council Tax band: TBD

Tenure: Freehold





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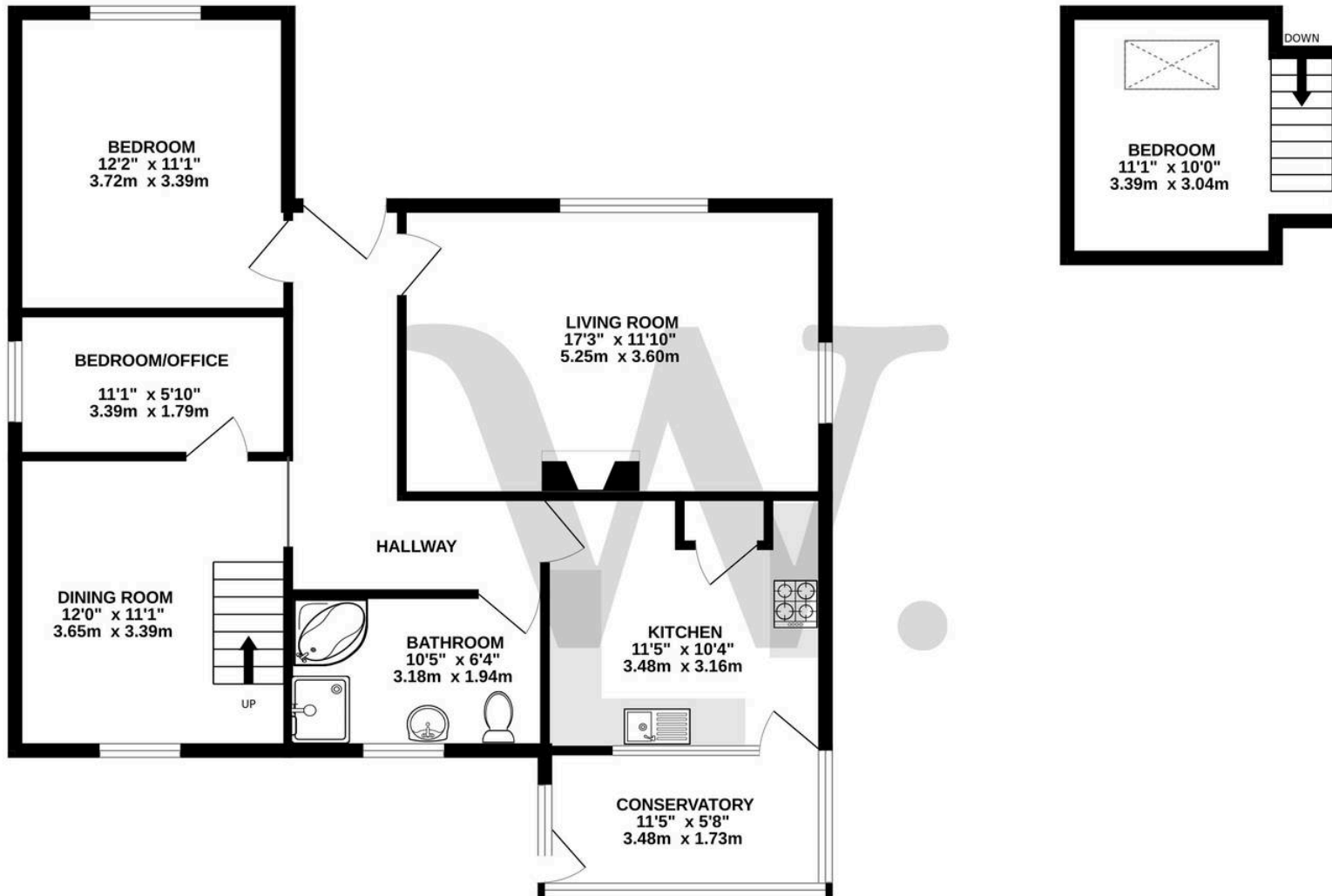
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GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.

1ST FLOOR  
103 sq.ft. (9.5 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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