



Waters Edge
Hall Road | Barton Turf | Norfolk | NR12 8AR

FINE & COUNTRY

WATERSIDE RETREAT



“Down a private stretch of river with a generous mooring, you’ll find this waterside family abode. A modern home with real charm and character, beautifully thatched and hidden from the road. With an abundance of wildlife and gorgeous gardens, the setting is idyllic, the views supreme. Just a stroll from the village, the pub and the shop, with the lifestyle here, you’ll be living the dream.”



KEY FEATURES

- A beautiful Thatched Family Residence situated with direct access onto Barton Broad
- Four Bedrooms including a Master Bedroom with Balcony and En-Suite
- Walk-in Wardrobe to Bedroom Two; Family Bathroom
- Sitting/Dining Room and Study; Large Conservatory with Stunning Views
- Breakfast/Kitchen with Walk-In Larder and Separate Utility Room
- Over 300ft of Private Mooring with No Through Boat Traffic
- Two Double Garages; Further Off Road Parking
- The Accommodation extends to 3,276sq.ft
- Energy Rating: D

Tucked away down a long private drive, this home is a lovely hideaway and a real haven. Peaceful and private, it's also well positioned for making the most of the Broads, the coast, the countryside and all that this area has to offer. It's been thoughtfully designed and the current owners have sensitively extended, so it really makes the most of the setting.

A True One-Off

Packed full of character, this is a high quality home indeed. The owners love that it feels slightly continental and weren't surprised to find out that the builders were Dutch. With its attractive thatched exterior and extensive use of oak timbers inside, this is a home that's hard to date. It has the charm of a period property with a layout and finish that's ideal for modern living. Both floors have underfloor heating and there's a large loft with flooring and lighting that offers further potential. The current owners have added a German-built conservatory to the rear of the property, accessed through the three sets of doors from the main sitting room. This allows you to take full advantage of the magnificent river views – and with the rooms opened up, it's also perfect for parties. Electric blinds allow you to balance the light and shade as needed. The kitchen is also to the rear of the house, again enjoying those views, and has double doors onto the garden. Upstairs, all four bedrooms look out over the water, while the master has a balcony with the very best views of all.





KEY FEATURES

At Home With The Wildlife

The owners are keen gardeners and this is reflected in the design, planting and maintenance of the outside areas. They have also added a double garage, so there's now abundant storage and workshop space, including an inspection pit. The greenhouse has more height than a standard size, which makes it ideal for growing a variety of fruits and vegetables without overheating. There's a potting shed with a dedicated potting bench, with everything you need stored underneath for ease of access. The top garden is found to the side of the property and up a number of steps. The owners have access to the driveway here too, handy when you're hosting a garden party, as this is the part of the garden where you'll find the barbecue area, so guests can come straight through. The garden is very well stocked, with fragrant roses, rhododendrons and azaleas, pear, apple and plum trees and so much more, giving you plenty of colour and interest to enjoy throughout most of the year. If you're still finding your feet as a gardener, you'll be pleased to know that the botanical specimens are all labelled, so you can learn about each one and how best to care for them. The mooring is spacious and part of a private dyke, so it's a quiet and safe stretch if you fancy heading out on the water. You can also watch the wildlife - with kingfishers, otters, herons, moorhens, ducks, voles and more, there's a lot to see.

The Best Of The Broads

While you feel as though you're in your own world here, you're well connected. In terms of the water, the dyke leads to Barton Broad and the River Ant. You can head north along the Ant, or south where it meets the Bure. On land, there's plenty to explore too. You can walk to the village shop, pub and primary school. The village hall, a straw bale eco-building, is the base for a community gym, plus regular clubs and events. You're near to Stalham, North Walsham and Wroxham, where you'll find all the shops you need, while the beautiful East Norfolk and North Norfolk coasts are only a short drive away. Watch the seal pups at Horsey each winter, or walk your dog along the dunes at Winterton.





























INFORMATION



On The Doorstep

Waters Edge lies on a small country lane, linking the villages of Neatishead and Barton Turf, with its substantial grounds leading down to the Broads waterway at Barton Broad via Lime Kiln Dyke. The village of Neatishead lies only half a mile away and itself is located approximately 10 miles north east of Norwich and 4 miles from the Broads capital of Wroxham. Neatishead has a post office/store and public house and restaurant. Wroxham has a much wider range of amenities including a rail link to Norwich.

How Far Is It To?

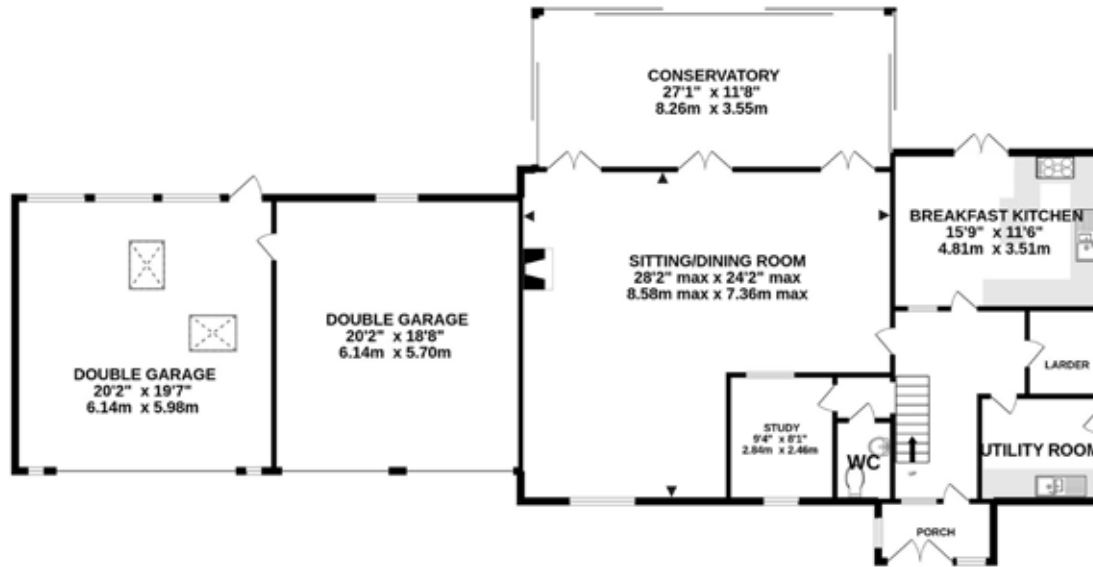
The Cathedral City of Norwich is about 13 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street with a fastest journey time of 1 hour 30 minutes and Norwich airport provides daily flights internally and to continental Europe. The North Norfolk Coast can be found to the north of Barton Turf with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

Directions

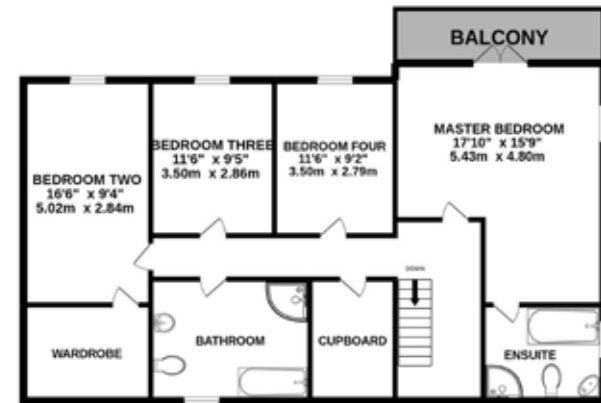
Leave Norwich on B1151 Wroxham Road, shortly after exiting Wroxham take the first signed exit for Barton Turf and Neatishead after a further 1 mile and upon reaching the centre of the village of Neatishead follow the road round a sharp left hand bend and after crossing a small bridge take the next right hand turn into Hall Road signposted Barton Turf whereby the entrance to Waters Edge can be found on your right hand side after approximately 200 yards.

Services, District Council and Tenure

LPG Central Heating, Mains Water, Private Drainage via Treatment Plant
Mobile Phone Reception - varies depending on provider
Broadband Available
North Norfolk District Council - Council Tax Band G
Freehold



GROUND FLOOR
2215 sq.ft. (205.8 sq.m.) approx.



1ST FLOOR
1061 sq.ft. (98.6 sq.m.) approx.

TOTAL FLOOR AREA : 3276 sq.ft. (304.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	59
(29-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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