



Cobble End Croft
Pennygate | Barton Turf | Norfolk | NR12 8BG

BROADLAND BEAUTY



“Imagine sitting out on the roof terrace watching the wildlife over the nearby fields,
or seeing spectacular sunsets from your summerhouse.
Unwind in your hot tub or fill the house with friends and start a celebration,
the lifestyle on offer at this high spec home is sure to appeal.
Set in the heart of the Broads in a secluded yet open position,
this is a home with so much to give.”



KEY FEATURES

- A Pretty Detached House with Cobble Detailing, situated in the Broadland Village of Barton Turf
- Four First Floor Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite and a Fantastic Roof Terrace
- Study/Bedroom Five with Adjacent Shower Room
- Kitchen/Breakfast Room with Pantry and Separate Utility Room
- Three Reception Rooms and a Garden Room
- The Grounds extend to 1.027 of an acre (stms)
- Expansive Entertaining Terrace with a Hot Tub Room, Summerhouse Gym plus a Round Thatched Gazebo
- Large Outbuilding for Garden Machinery and Storage
- Turning Circle Drive with Double Garage
- The Accommodation extends to 3,347sq.ft
- Energy Rating: TBA

This one-off property was built by the owners as their family home and has been the place where they have raised their children. Finished to a very high standard and designed for socialising and family life, this is a property that has plenty to enjoy. A sizeable plot gives abundant space, inside and out, with a great deal of privacy and glorious views. A lovely balance of country living in the heart of the Broads with easy access to nearby towns and villages, this really is unique and must be seen.

A Bespoke Build

This home has been a labour of love, built by the current owners back in 2000. They worked closely with an experienced architect to design a place that had room for entertaining but also flowed effortlessly and met the needs of them and their three children. It took around two years to complete, but the owners agree it was well worth it and the property has been a very happy home ever since. The owners have gone above and beyond with the build – and now you have the chance to benefit from their hard work and to put down roots in this highly desirable home.





KEY FEATURES

Making Memories, Having Fun

This is a very versatile home and one that will rise to every occasion over the years. All three of the owners' children had their wedding receptions here, with marquees on the lawn. The owners love to host parties and have a spacious family room with a bar and double doors to the garden. They often sit here when home alone too and find it a wonderful place to relax. It's part open to the dining room, which has doubled as a dance floor on occasion! The sitting room has a lovely feature fireplace with inset gas fired log burner, so it lends itself to cosy winter nights. The kitchen has a walk-in pantry, separate utility and ample space for a family table, so it's practical too. The garden room is a lovely place to sit with your cuppa when it's not quite warm enough to be outside. There's also a ground floor bedroom and shower room, which is ideal for guests or for anyone with limited mobility. Upstairs there are four good size double bedrooms – the owners found this particularly useful when their children were teenagers, as each one had room to have friends over and nobody got under each other's feet! The principal bedroom has an en-suite and has doors to a roof terrace from where you have magnificent views out over the surrounding farmland. One of the other bedrooms is ensuite and the other two share a family bathroom. All four have built-in storage.

Perfectly Positioned

The garden here is large at just over an acre, but very easy to maintain with a ride-on mower. There's plenty of parking to the front of the property, with a long lawn to the rear. The patio is a lovely place to sit out and enjoy the peace and quiet and to watch the wildlife. The owners see deer and an enormous variety of birds. There are also a number of productive fruit trees on the plot, including eating apples, cooking apples, damson, cherry and plum, so come autumn time you'll have plenty of fresh fruit to enjoy. The surroundings here are rural and while you have neighbours, it's nice and private and there are beautiful walks on your doorstep. When you do need amenities, you're surprisingly well served. Neighbouring Neatishead has a primary school, shop, pub and village hall that hosts many groups and events, including a community gym. Barton Turf has a cricket club with a bar, as well as both villages offering access to the water. You're around halfway between Wroxham and Stalham, with supermarkets, high schools and an abundance of shops and amenities. The coast is only a 15-minute drive and there are some glorious golden sandy beaches to explore.

































INFORMATION



On The Doorstep

Barton Turf is a charming unspoilt village retaining much of its original character centred around Barton Turf Common with its green, three ponds and abundance of wildlife. Barton Broad has its own staithe and boatyard providing opportunities to enjoy the tranquillity of the waterways and experience the unique ecosystem of the Norfolk Broads a haven for wildlife.. The neighbouring village of Neatishead is 1.5 miles away and 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?

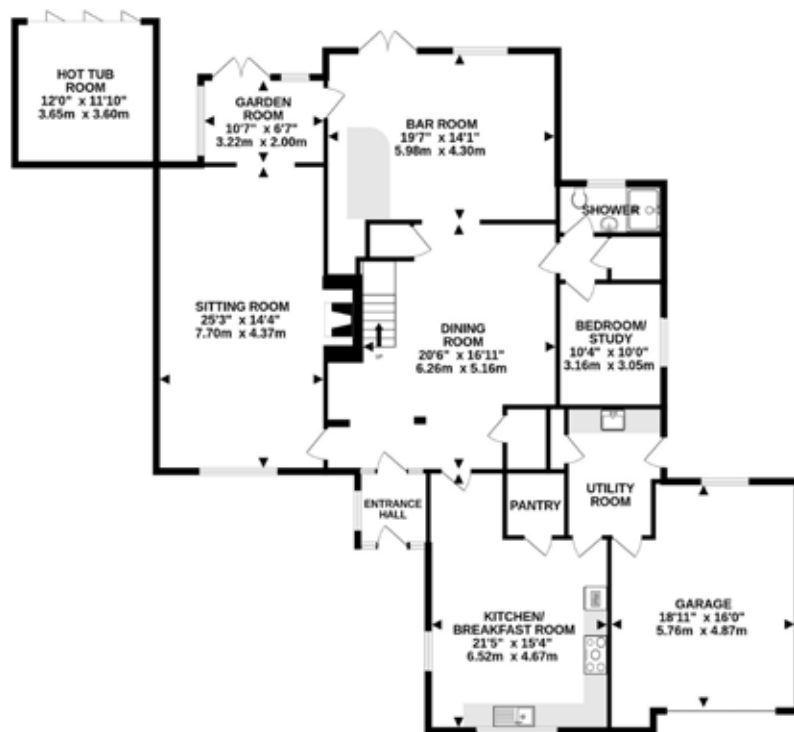
The cathedral city of Norwich is about 13 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street with a fastest journey time of 1 hour 30 minutes and Norwich airport provides daily flights internally and to continental 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

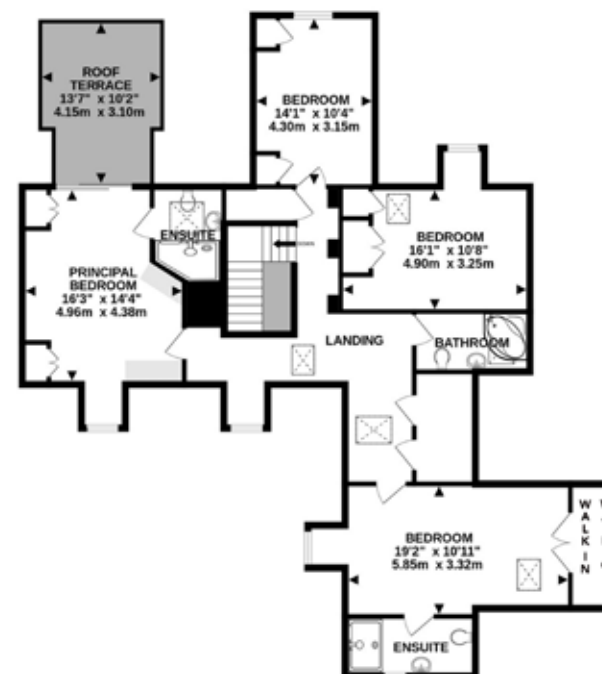
Leave Norwich on the Wroxham Road / A1151 passing through Rackheath, Wroxham and Hoveton plus Beeston St Lawrence, go past Church Road on the left and then take the next turning right onto Smallburgh Road, take the next left at Mill Garage onto Pennygate Lane, follow the S bend round to the left and the property is the second house on the left.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band G
Freehold



GROUND FLOOR
2337 sq.ft. (218.4 sq.m.) approx.



FIRST FLOOR
1200 sq.ft. (111.3 sq.m.) approx.



GYM
238 sq.ft. (22.1 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GYM) : 3347 sq.ft. (311 sq.m.) approx.
TOTAL FLOOR AREA : 3585 sq.ft. (333.1 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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This property requires an
Energy Performance Certificate, which is in the
process of being done



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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

