



Providence Place  
The Street | Barton Turf | Norfolk | NR12 8BB

 FINE & COUNTRY

# BROADLAND IN BLOOM



“In one of Broadland’s finest villages, this wisteria-clad cottage offers an enviable lifestyle with income potential too. Walk your dogs on the beach in the morning, head out on the water in the afternoon, grab a pint after dinner in the evening – there’s so much to do in this area. Perfect for anyone who loves the outdoors and immersing themselves in nature. A friendly community can be found on the doorstep, while the house itself beautifully balances period charm with contemporary style.”



# KEY FEATURES

- A Pretty Detached Period Cottage with an Annexe in the Village of Barton Turf
- Four Bedrooms (Dressing Room/Bedroom Four) and Two Bathrooms
- Kitchen/Family Room with Breakfast Area, Separate Utility and WC
- Three Reception Rooms and a Study
- Versatile First Floor Annexe with External Staircase which can be Independent or Integrated into the Main Home – Please See Floorplan
- Gravelled Parking Area leading to Brick Built Shed
- Low Maintenance Rear Garden with Raised Decking Area for Entertaining
- The Accommodation extends to 1,947sq.ft
- Energy Rating: E

Barton Turf is a popular village and properties don't come up here often – once they've moved in, people don't want to leave! The draw of the second largest of the Norfolk Broads, wildlife watching along the river, sailing, fishing and more, along with easy access to country walks and to the glorious coastline means there's never a dull moment. Nestled nicely between the well-served town of Stalham and capital of the Broads, Wroxham, life here has everything you need.

## From Retail To Relaxation

This pretty property was the village shop for many years, with owners' accommodation in the rest of the cottage. When the current owners came here, they fell instantly in love – it has an unusual layout for a period property, but one that works very well. The galleried hallway makes an excellent first impression, while the room that was originally the shop had enormous potential to create a magnificent family kitchen – which is exactly what the owners have done. Over their first couple of years here they worked hard to reconfigure and improve their home without compromising on the character features, and it's proved to be a very happy and successful transformation.

## Income Potential

The property includes a very successful holiday let. Reached up an external staircase, it has its own sitting room, bedroom, kitchen and bathroom and can be completely separate from the rest of the house. The owners have found it to be incredibly popular, thanks in part to the Broadland location, and were pleased to receive a lot of repeat bookings. The holiday let would also be great for an adult child living at home, offering flexibility and independence. It can alternatively be incorporated into the main house.





# KEY FEATURES

## Living Your Way

This is a versatile and welcoming property. At its heart is the stunning open plan kitchen, family and breakfast room, a wonderfully sociable space where the owners have thrown many a party over the years. There's a generous separate utility room, plus three further receptions, so you can have a separate sitting room and dining room, both with log burners, plus a study for those working from home. The study also has double doors to the garden. Upstairs, there are three bedrooms in the main house, one currently a dressing room, with the option to include the annexe bedroom and sitting room. It's easy to see that this is a house that can adapt to different circumstances and would be perfect for a growing family, meeting your changing needs over the years.

## Broads And Beach, Town And Country

Outside there's off-road parking and a pretty shingle garden to the rear, with a raised terrace for al fresco dining and several different seating areas. Plenty of space to add pots and colourful planting means you can give your imagination free rein if you're green fingered, and keep it simple and low maintenance if you prefer. Either way, you're sure to be wowed by the wisteria that climbs the front of the cottage and the beautiful planting added by the owners – they have been told they have the best garden in the village! The nearby village green is the perfect spot where their grandchildren love to play, while the adults in the family enjoy heading down to the village cricket club for drinks at the bar on a Friday night. The owners have found the community here to be a welcoming one and have made great friends over their time here. There's plenty to do, with nature reserves and footpaths to explore, a pub, gym and active village hall with cinema nights and groups in neighbouring Neatishead, the beach at Sea Palling with its fish and chips, arcade and other classic British beach amenities, and of course, you have the market town of Stalham, complete with supermarkets and more, plus the thriving heart of the Norfolk Broads at Wroxham, both within easy reach. Fancy heading into Norwich? The park and ride means you never have to worry about finding parking in the city centre and it's quick and easy to get in and out.







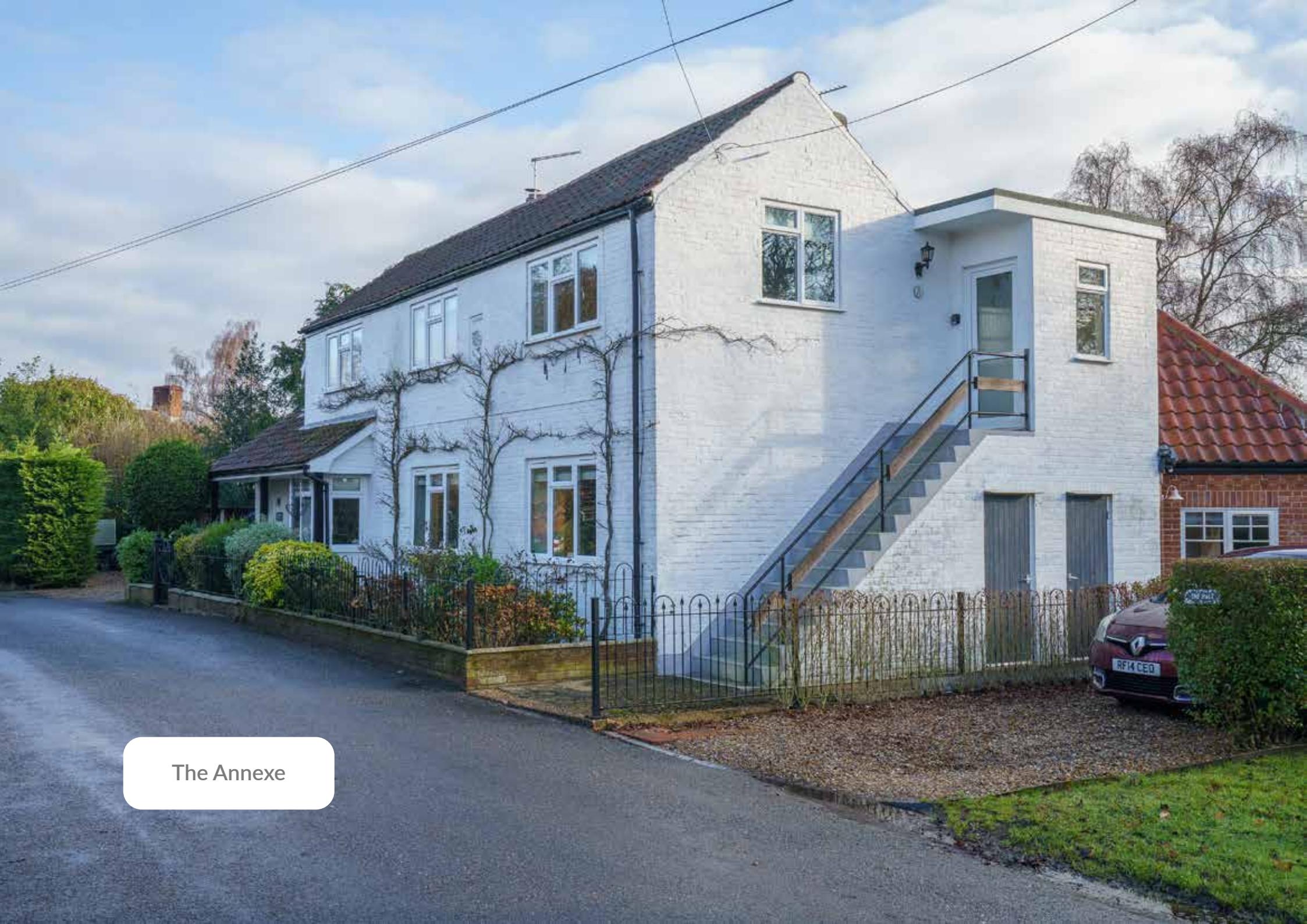












The Annexe











# INFORMATION

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## 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 staith and boathouse 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?

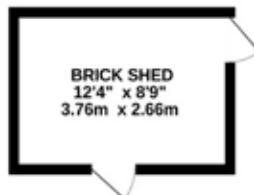
The cathedral city of Norwich is about 13 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street with a fastest journey time of 1 hour 30 minutes and Norwich airport provides daily flights internally and to continental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

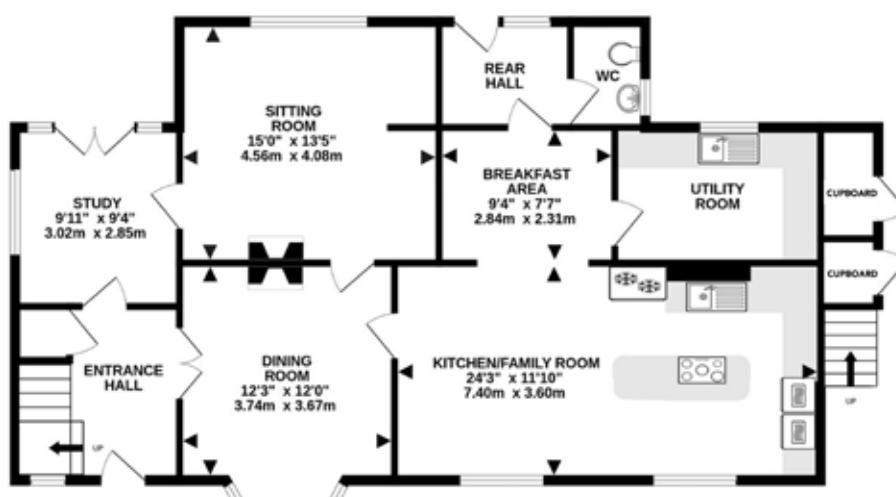
Leave Norwich on the Wroxham road / A1151 passing through Rackheath, Wroxham and Hoveton. Shortly after Beeston St Lawrence, turn right onto Barton Road. Continue onto Beeston Lane and then turn right onto Smallburgh Road and immediately left onto Church Road. Turn left onto Hall Road and the property will be found on the right hand side.

## Services, District Council and Tenure

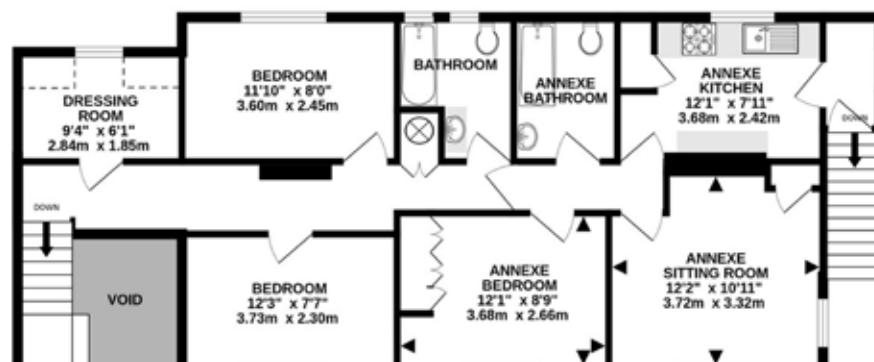
Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
FTTC Broadband Available - Vendor uses BT  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
North Norfolk District Council - Council Tax Bands B & A  
Freehold



SHED  
108 sq.ft. (10.0 sq.m.) approx.



GROUND FLOOR  
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR  
846 sq.ft. (78.6 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING SHED) : 1947 sq.ft. (180.9 sq.m.) approx.  
TOTAL FLOOR AREA : 2055 sq.ft. (190.9 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](http://www.norfolkpropertyphotos.co.uk)  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



| Energy Efficiency Rating                        |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs.    |   |         |           |
| (A+)  | A |         |           |
| (B+)  | B |         |           |
| (B)   | C |         |           |
| (D)   | D |         |           |
| (E)   | E |         |           |
| (F)   | F |         |           |
| (G)   | G |         |           |
| High energy inefficient - higher running costs. |   |         |           |
| EU Directive 2002/91/EC                         |   |         |           |



# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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