

SALES & LETTINGS

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Kedlestone Cottage, The Street, Barton Turf, Norfolk, NR12 8BB

Kedlestone Cottage is a detached property that has been extended by the current owners to create a spacious and versatile family home. Located in the picturesque riverside village of Barton Turf, set in the heart of Norfolk Broads, the property is surrounded by an abundance of wildlife and waterways. The village benefits from an array of local amenities, including a shop, hairdressers, village hall running a variety of activities, the nearby award-winning local pub, The White Horse Inn, sailing club and activity centre.

Set back from the road, the property is approached over a gravel driveway, providing off-road parking and access to an easy to maintain hedged garden. To the rear, a paved terrace and lawn garden surrounds a fabulous open air, heated swimming pool. There are a number of timber storage sheds and low hedging provides distant field views.





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- FOUR BEDROOMS
- OFF-ROAD PARKING
- DETACHED FAMILY HOME

- FIELD VIEWS TO THE REAR
- CLOSE TO VILLAGE AMENITIES
- IDYLIC RIVERSIDE VILLAGE LOCATION

- OUTDOOR HEATED SWIMMING POOL
- BEAUTIFULLY PRESENTED THROUGHOUT
- LESS THAN NINE MILES TO COASTLINE & TWELVE TO THE CITY

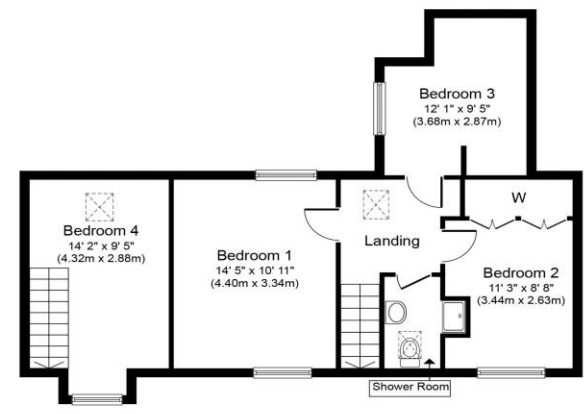
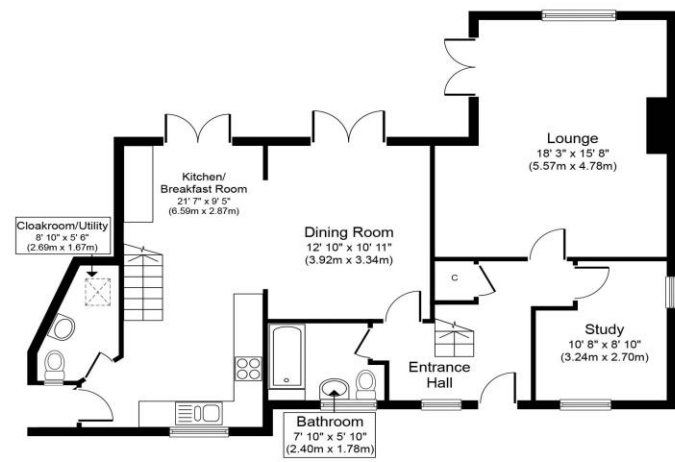
Well-presented throughout, the main entrance provides access into a hallway where separate internal doors lead into a study, a ground floor bathroom, and a family lounge with feature fireplace and double doors that open out to the rear terrace. A further door from the hallway leads into an open plan dining room with an adjoining kitchen breakfast room, both of which have double doors to the rear terrace. Stairs in the kitchen lead to the first floor fourth bedroom and there is also a separate cloak and utility room. To the first floor, there is a shower room and three bedrooms, one with built in storage. An additional bedroom, which completes this versatile accommodation, is accessed from stair on the first-floor landing.

Kedlestone Cottage is further complimented in its proximity to the nearby villages of Neatishead and Wroxham providing additional shops, schooling for all ages, a supermarket, doctors' surgery and post office. The capital city of Norwich lies approximately twelve miles to the southeast and the coastlines less than nine miles to the east.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		







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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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