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Point House, The Street, Barton Turf, Norfolk, NR12 8BB

Point House is a charming detached period residence offered to the market with no onward chain, ideally located in the heart of the picturesque riverside village of Barton Turf. Surrounded by the natural beauty of the Norfolk Broads National Park, this tranquil setting provides a gateway to a lifestyle of boating adventures, wildlife spotting, and access to the Rivers Ant and Bure.

Occupying a generous corner plot, the property benefits from a double garage with an adjoining workshop. To the front, a quaint courtyard garden welcomes you, while to the rear, a beautifully established south-facing cottage garden awaits—lovingly landscaped with mature shrubs and trees, interwoven with meandering pathways, sun terraces, a greenhouse, and a timber storage shed, creating the perfect setting for outdoor relaxation and entertaining.





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& HURRELL

- FIVE RECEPTIONS
- NO ONWARD CHAIN
- DETACHED FAMILY HOME

- NORFOLK BROADS LOCATION
- POTENTIAL FOR IMPROVEMENT
- DOUBLE GARAGE & WORKSHOP

- LESS THAN TEN MILES TO THE COASTLINE
- SOUTH FACING, ESTABLISHED COTTAGE GARDEN
- THREE TO FOUR BEDROOMS, MAIN WITH EN-SUITE

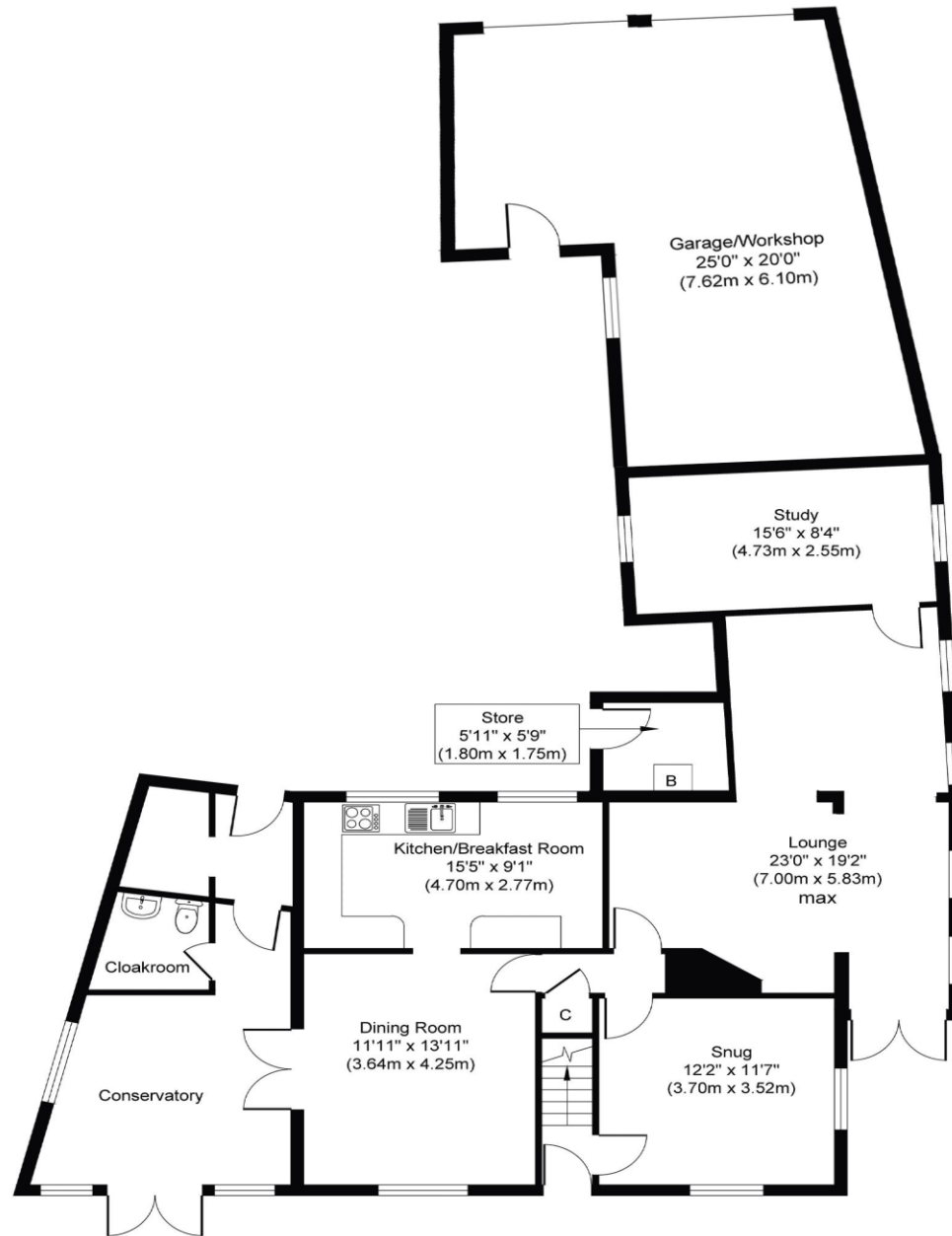
Internally, the property offers spacious and versatile accommodation, with clear potential for a thoughtful programme of modernisation. The ground floor features five generous reception rooms, offering flexibility for family life, entertaining, or working from home, alongside a kitchen/breakfast room. Upstairs, there are three well-sized bedrooms, including a principal bedroom with en-suite, a family bathroom, and a study or fourth bedroom. One of the bedrooms benefits from built-in storage.

Point House is further enhanced by its proximity to the nearby villages of Neatishead and Wroxham, where a range of local amenities can be found, including shops, highly regarded schools, a supermarket, doctors' surgery, and post office. The historic city of Norwich lies approximately fourteen miles to the south-east, while the stunning Norfolk coastline is less than nine miles to the east.

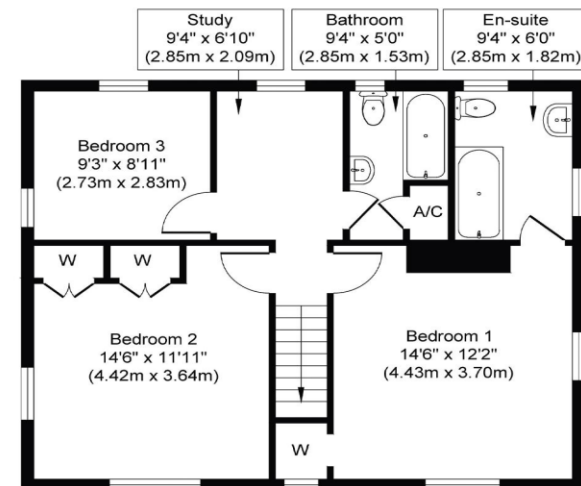




**STOBART
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Ground Floor
Approximate Floor Area
1280 sq. ft
(118.95 sq. m)



First Floor
Approximate Floor Area
639.2 sq.ft.
(59.38 sq. m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



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Stobart & Hurrell

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