

# SALES & LETTINGS

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# Barton House, Ferry Cott Lane, Horning, Norfolk, NR12 8PP

Barton House is a spacious four-bedroom family home, nestled on the northern banks of the River Bure in the renowned waterside village of Horning, positioned along the meandering waterways between Wroxham and Ludham, it enjoys a village setting with easy access to the local amenities that include a convenience store, primary school, village hall and recreational park as well as a selection of eateries and public houses.

Situated along a private lane, Barton House is set back from the road and is approached over a brick weave driveway that is bordered by mature hedging and provides off-road parking and access to an integral garage. To the rear, an enclosed lawned garden with access to Ferry Cott Lane. The property further benefits from a mooring which enjoys direct access to the main river Bure, ideal for adventures by water.







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- RIVER MOORING
- FOUR BEDROOMS
- NO ONWARD CHAIN

- OPEN-PLAN LIVING AREA
- OFF-ROAD PARKING AND GARAGE
- POPULAR RIVERSIDE VILLAGE LOCATION

- ACCOMMODATION OVER THREE FLOORS
- GOOD DECORATIVE ORDER THROUGHOUT
- LESS THAN FOUR MILES TO HOVETON AND WROXHAM

Arranged over three floors, the ground floor comprises of an entrance hall with separate internal doors that leads to three bedrooms, one with an en-suite shower room and a separate family bathroom. The second floor is the heart of the home, with an open plan lounge and dining area with an adjoining kitchen with two sliding doors that lead onto the balcony with river views and steps down a staircase to the ground level. The second floor also benefits from a cloakroom. On the third floor, a principal bedroom with an en-suite shower room completes the accommodation.

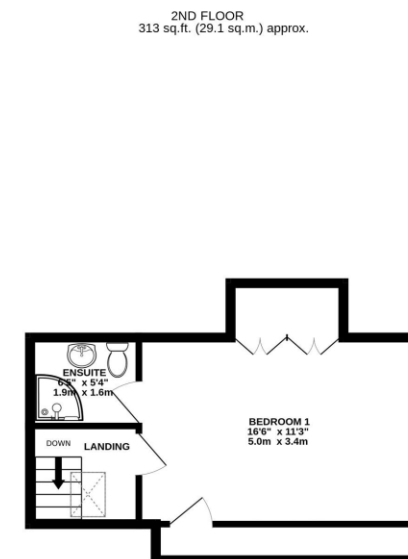
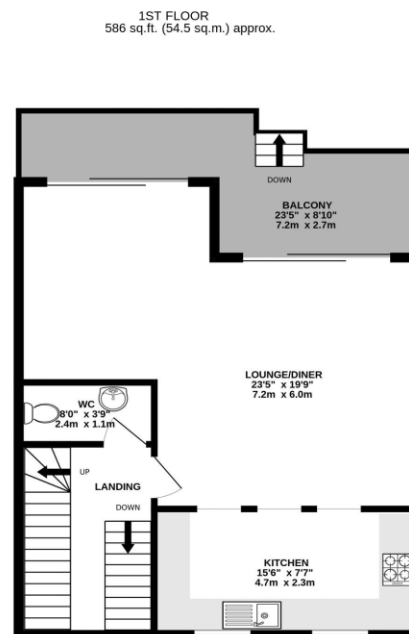
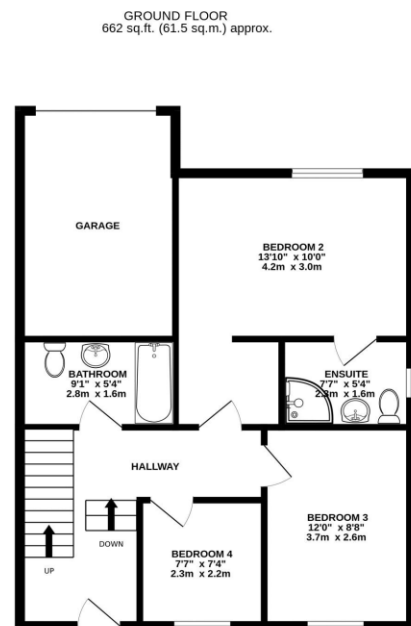
Barton House is further complemented in its proximity to the riverside villages of Wroxham and Hoveton, known as the 'Capital of the Broads', an area of approximately eighty-five acres of riverways, woodlands and residential development. It affords the perfect opportunity for a river cruise, lunch at one of the many cafes and restaurants or a shopping spree in the famous Roys department store.







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TOTAL FLOOR AREA : 1561 sq.ft. (145.0 sq.m.) approx.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)

[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782

