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Beech Cottage, Bittern Crescent, Barton Turf, Norfolk, NR12 8AY

Beech Cottage is a beautifully presented family home that has been designed to effortlessly blends character charm while accommodating modern lifestyles, the property offers warmth, space, and versatility in equal measure. Complementing the main house is a stylish, self-contained one-bedroom annexe, currently operating as a successful holiday let—offering an appealing income opportunity or space for extended family and guests. Set at the end of a no-through road and occupying a generous plot of nearly half an acre, the property is nestled in the peaceful and picturesque riverside village of Barton Turf. Surrounded by the natural beauty and biodiversity of the Norfolk Broads, this unspoilt village offers direct water access via its own staithe and boatyard—perfect for those looking to enjoy sailing, paddleboarding, or simply taking in the serenity of Barton Broad.

The property is approached via a long shingle driveway, offering ample off-road parking and access to a detached garage. Mature gardens wrap around the side and rear of the home, with paved terraces that create tranquil spaces ideal for outdoor entertaining or peaceful morning coffee amidst the wildlife-rich surroundings.





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& HURRELL

- PRIVATE REAR GARDEN
- DETACHED PROPERTY
- OFF-ROAD PARKING & GARAGE

- PLOT OF APPROX. 0.4 OF AN ACRE
- SEPARATE ONE BEDROOM ANNEXE
- IDYLIC RIVERSIDE RURAL LOCATION

- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR TO FIVE BEDROOMS, MAIN WITH EN-SUITE
- LESS THAN NINE MILES TO COASTLINE & TWELVE TO THE CITY

Inside, the home is spacious, warm, and inviting. The entrance hallway leads to a flexible room that could serve as a study or fifth bedroom, while the heart of the home is the open-plan kitchen and dining area—perfect for family gatherings and casual entertaining. The adjoining lounge features garden views and access to the terrace, while a separate utility room and ground floor shower room provide additional convenience. To the rear, a stunning conservatory or orangery offers a light-filled space overlooking the landscaped gardens, ideal for year-round enjoyment. Upstairs, four generously sized bedrooms and a family bathroom offer plenty of space for a growing family. The principal bedroom benefits from its own en-suite, adding a touch of luxury to this already versatile home. The separate annexe mirrors the quality and charm of the main residence, with open-plan living and kitchen space, a double bedroom, and a modern shower room. Whether used for holiday letting, multi-generational living, or private guest accommodation, it adds valuable flexibility to the property.

Beech Cottage is further enhanced by its excellent location. The neighbouring villages of Wroxham and Hoveton—often regarded as the gateway to the Broads—offer a wide range of amenities including shops, schools, a supermarket, post office, and a doctor's surgery. The historic city of Norwich, with its rich cultural scene, shopping, and transport links, is just twelve miles to the southeast, while the stunning North Norfolk coastline lies less than nine miles to the east. With its blend of period charm, generous grounds, desirable location, and valuable annexe, Beech Cottage represents a rare and special opportunity to embrace both countryside living and waterside adventure in one of Norfolk's most idyllic settings.

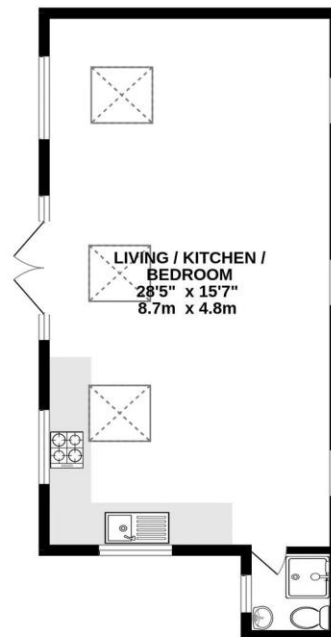
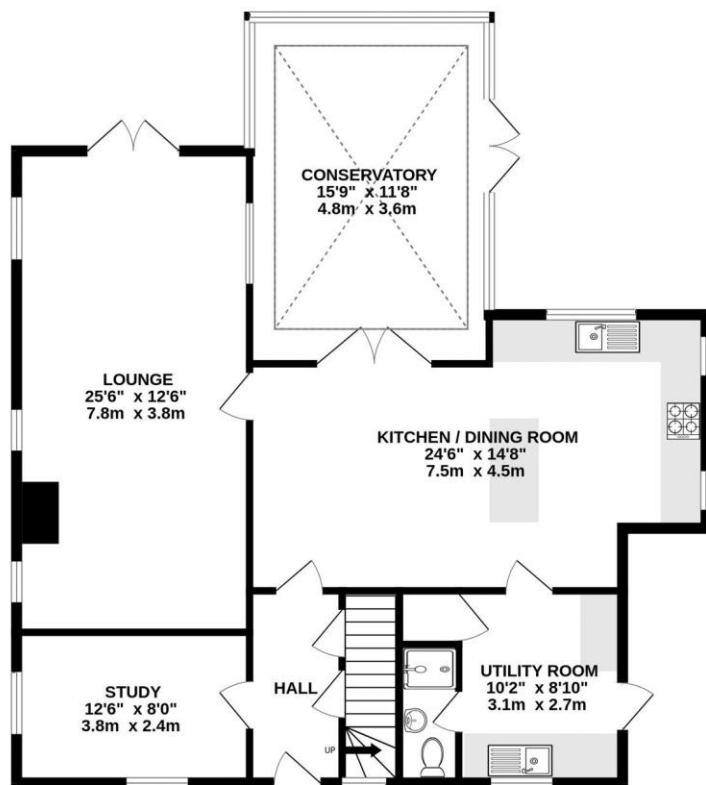




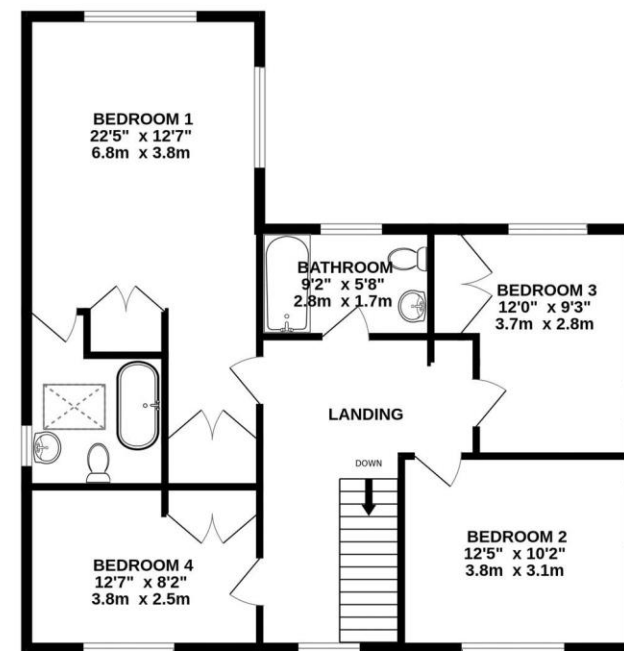
Solway

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GROUND FLOOR
1806 sq.ft. (167.8 sq.m.) approx.



1ST FLOOR
863 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 2669 sq.ft. (247.9 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





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