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Field View, Smallburgh Road, Barton Turf, Norfolk, NR12 8YT

Field View is a substantial five-to-six-bedroom detached home, offering an exciting opportunity for renovation and modernisation to create a superb family residence, with excellent potential for an annexe.

Set on the fringe of the picturesque riverside village of Barton Turf, the property enjoys a tranquil countryside setting just over a mile from the magnificent Barton Broad, Norfolk's second-largest broad and a designated Site of Special Scientific Interest. The area is a haven for boating, birdwatching, and wildlife enthusiasts, while the neighbouring village of Neatishead provides a welcoming community with amenities including the popular White Horse Inn, a village hall, shop, and primary school.

Occupying a generous plot approaching half an acre, Field View is set well back from the road and approached via a shingle driveway providing ample off-road parking, a front lawn garden, and access to a double garage. To the rear, a sun terrace extends onto a spacious lawn bordered by mature shrubs, offering scope for further landscaping.





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- CHAIN FREE
- ANNEXE POTENTIAL
- DETACHED FAMILY HOME

- NORFOLK BROADS LOCATION
- POTENTIAL FOR IMPROVEMENT
- PLOT APPROACHING HALF OF AN ACRE

- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE
- FIVE TO SIX BEDROOMS, MASTER WITH EN-SUITE
- APPROX. TWELVE MILES TO NORWICH & SEVEN TO COASTLINE

Inside, an enclosed porch opens into a central hallway, giving access to a bathroom, a formal dining room, and a generous sitting room with two sets of French doors to the garden. To the rear, a kitchen links to a bright conservatory, while a study connects to a sixth bedroom, offering flexible use as guest accommodation or a home office. Upstairs, five further bedrooms are served by a family bathroom, with the principal bedroom benefitting from its own en-suite.

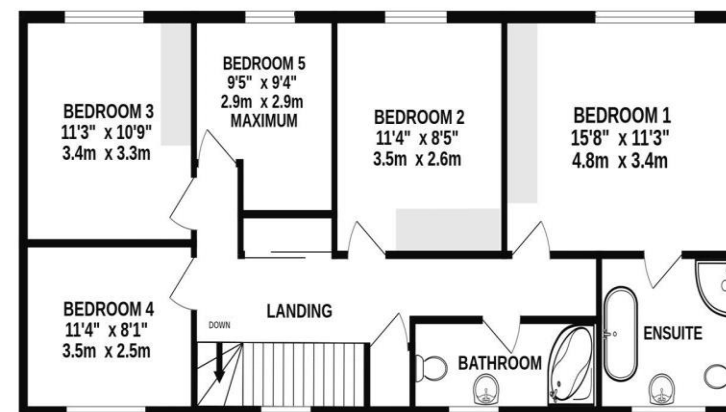
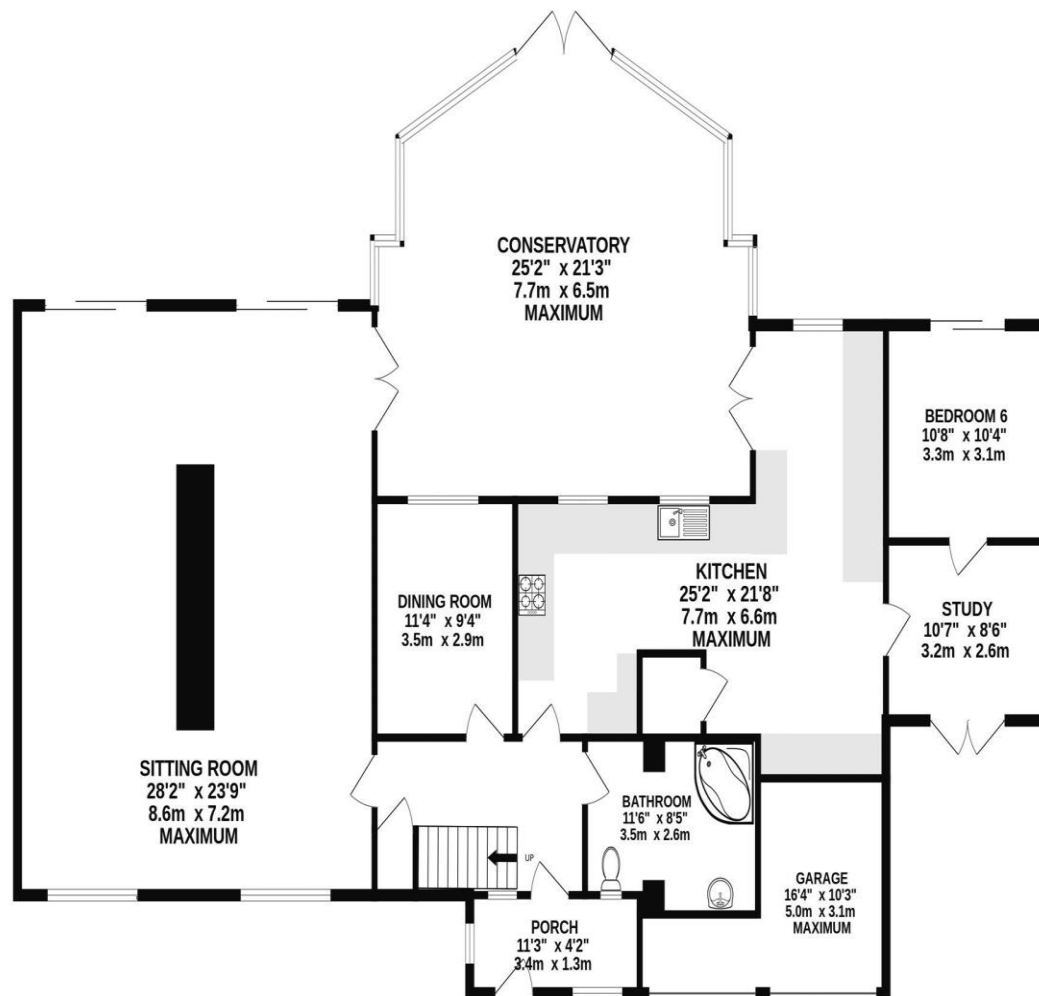
The property's appeal is further enhanced by its enviable location: Wroxham, the capital of the Norfolk Broads and home to the Norfolk Broads Yacht Club, lies around six miles away, while the stunning Norfolk coastline is just seven miles, and the historic cathedral city of Norwich is within twelve miles, offering excellent shopping, dining, and cultural attractions.

Agents Note: The property is subject to a Grant of Probate.





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TOTAL FLOOR AREA : 3048 sq.ft. (283.2 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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