



Kedleston Cottage  
The Street | Barton Turf | Norfolk | NR12 8BB

 FINE & COUNTRY

# PUTTING DOWN ROOTS



“A place to gather friends and family, to have fun and make memories, this home has been an enormous success for the owners over their 30+ years here. Coming here as a young couple, they started and raised their family at this property and the house has risen to every occasion.

Full of fun with swimming pool and a wonderfully welcoming feel, it also benefits from a beautiful setting within a desirable Broadland village. There’s a friendly community on the doorstep – what are you waiting for?”



# KEY FEATURES

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- A Detached Family Home situated in the Sought After Broads Village of Barton Turf
- Four Bedrooms, Ground Floor Bathroom and First Floor Shower Room
- Kitchen/Breakfast Room with Separate Utility/WC
- Sitting Room, Dining Room and a Ground Floor Home Office
- Heated Swimming Pool with Wrap Around Patio Area
- The Gardens overlook Fields to the Rear
- Plenty of Parking on the Gravel Drive
- The Accommodation extends to 1,561sq.ft
- Energy Rating: E

Nestled in good size gardens adjoining open fields, this attractive modern home can be found in the heart of Barton Turf, walking distance from the Broad, the staithe, and the village cricket club. It has a heated pool, which has been a huge hit with the owners' children and their friends over the years, and has the perfect balance of sociable open plan areas and more intimate spaces.

## Family Friendly

The house was built around 1980 as a holiday home. The family who had it built lived in Derbyshire and named it after a local stately home. The current owners came here as a young couple over 30 years ago, looking for a place where they could settle and start a family. They fell in love with the location and set about creating their perfect home, adding a large kitchen and utility on one side with a bedroom above. Over the years they have raised their children here, celebrating many birthdays, Christmases, summer parties and barbecues and making lots of memories along the way. Perhaps it's this that gives the property its warm and welcoming homely feel, noticeable as soon as you enter. Another big plus is that the house sits in the centre of Barton Turf, which along with neighbouring Neatishead and Irstead is well served with amenities and home to a lively community.





# KEY FEATURES

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## No Work To Do

The property has been well designed and the owners have continued to upgrade and improve it over their decades here, so it comes to the market ready for the new owners to move in and enjoy it all, right from the start. The sitting room is at the back of the house, with a double aspect and French doors leading onto the patio. A beautifully bright room, it also has a feature fireplace with inset log burner which makes it delightfully cosy in winter. The formal dining room is part open to the kitchen, and both of the rooms have French doors leading to the garden. This means on summer days, the whole of the back of the house can open up to the pool, which is perfect for entertaining. The elegant kitchen has seating around the island, so it's another great sociable and family friendly room, and you have options for both formal and informal dining. There's also a cloakroom/utility and side entrance, a full ground floor bathroom, plus a very useful home office at the front of the house. Upstairs three of the bedrooms are reached via the main stairs, with the shower room shared between them. The second staircase, from the kitchen, leads to a fourth bedroom, which gives it additional privacy and makes it ideal for guests or for teenagers looking for their own space. It's worth noting that all the bedrooms can accommodate a double bed.

## Making A Splash

The gardens are a highlight here and the flow between the inside and outside space works really well. The heated pool has proved an enormous hit with all the family and the owners' children were very popular indeed growing up! Visitors coming to stay with the family have also enjoyed it. As well as the patio and pool area, there's a good size lawn backing onto fields, so you have a nice green outlook and space for little ones to play. The garden faces west and gets plenty of sun, with magnificent sunsets over the surrounding countryside. The owners have been surprised by the variety of wildlife here, even seeing a swallowtail butterfly in the garden. This is lovely area and highly desirable village and children can go play out and call for friends, you can walk your dog around the quiet little lanes and paths, head to the cricket club for a drink, or stroll down to the water and head out on your boat (there are moorings available to rent). Neighbouring Neatishead has a community gym, pub, village hall and more and there's a vibrant and active community here, so you can become as involved as you like. The local schools are also well regarded and buses run to the high school, so parents don't have to be a taxi service!





















# INFORMATION

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## On The Doorstep

Barton Turf is a charming unspoilt village retaining much of its original character centred around Barton Turf Common with its green, three ponds and abundance of wildlife. Barton Broad has its own staithe and boatyard providing opportunities to enjoy the tranquillity of the waterways and experience the unique ecosystem of the Norfolk Broads a haven for wildlife.. The neighbouring village of Neatishead is 1.5 miles away and has a post office/store and public house and restaurant. Wroxham has a much wider range of amenities including a rail link to Norwich.

## How Far Is It To?

The cathedral city of Norwich is about 13 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street with a fastest journey time of 1 hour 30 minutes and Norwich airport provides daily flights internally and to continental Europe. The North Norfolk Coast can be found to the north of Barton Turf with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

## Directions

Leave Norwich on the Wroxham Road/A1151 passing through Rackheath, Wroxham and Hoveton. Follow Stalham Road, which becomes Norwich Road. Take a turning on your right-hand side following Norwich Road into Neatishead. Turn right onto Hall Road and follow the road into the village of Barton Turf, whereby the property will be found on the left-hand side clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

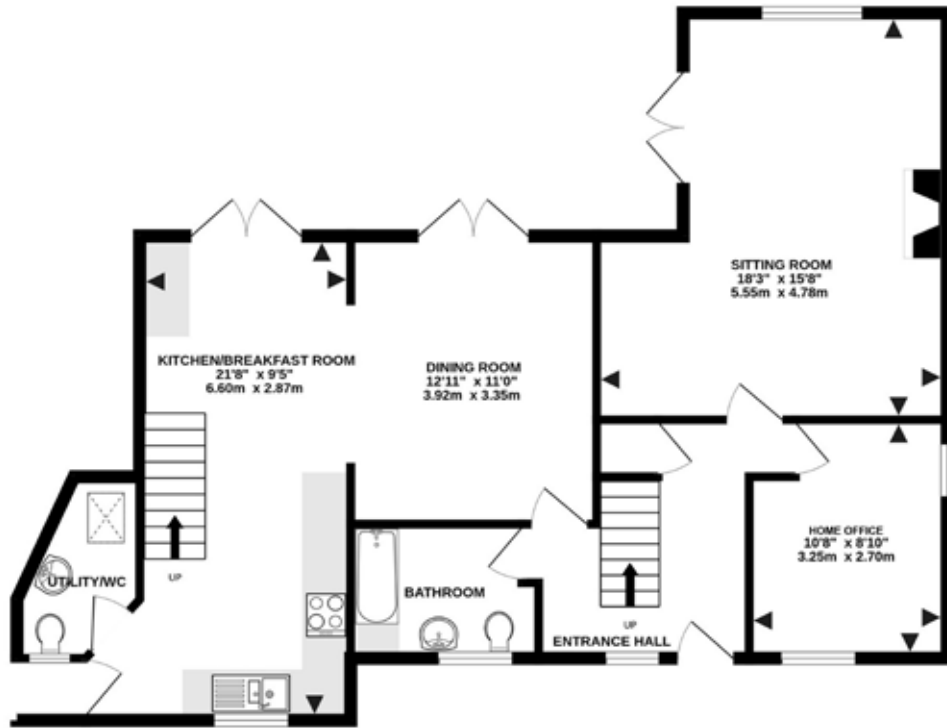
Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
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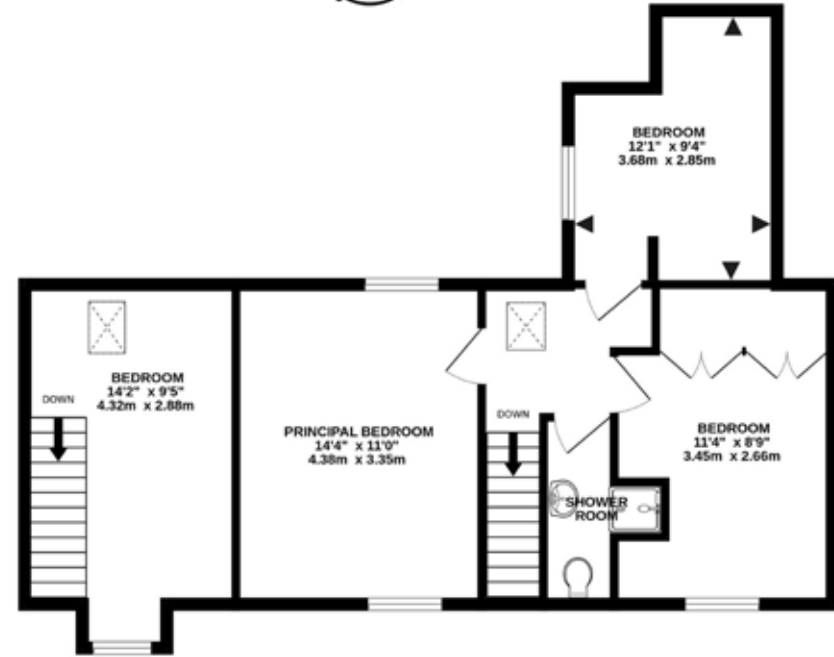
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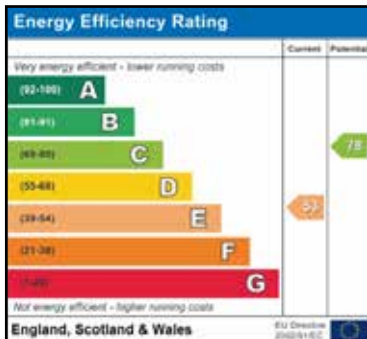
**GROUND FLOOR**  
926 sq.ft. (86.0 sq.m.) approx.



**1ST FLOOR**  
635 sq.ft. (59.0 sq.m.) approx.

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

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For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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