



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

 FINE & COUNTRY

PICTURE PERFECT



“A pretty cottage in a beautiful Broadland village, there’s more here than first meets the eye. Along with the main house, there’s a very successful holiday let, formerly the studio of a renowned local artist.

The two properties sit in around 0.38 acres of delightful gardens, a two-minute walk from the River Ant and neighbouring Barton Broad and perfectly placed from which to enjoy all that this incredible area has to offer.”



KEY FEATURES

- A Beautiful Detached Character Property built in 2001 in the Broads Village of Barton Turf
- Four Bedrooms and Two First Floor Bathrooms
- The Principal Bedroom benefits from an En-Suite Bathroom
- Open Plan Kitchen/Breakfast/Dining Room with Separate Utility and Ground Floor WC
- Two Reception Rooms plus a Study/Home Office
- Self Contained Annexe/Successful Holiday Let
- Standing in a Mature Plot of 0.381 of an acre
- The Accommodation extends to 2,042sq.ft
- Energy Rating: D

With the good looks and character features of an old country cottage, you'll be surprised to find out this is a contemporary build, just over 20 years old. Beautifully finished and packed with features, it's a truly delightful home with plenty of personality and offers spacious, family-friendly accommodation. The addition of a thriving holiday let brings in a useful income, with further potential to convert and extend the garage or add another holiday let, subject to planning.

A Real Character

The property was built in 2001 and it's clear the whole home has been well designed and exquisitely finished. There are features galore, including beams, feature fireplaces, pamment tiled flooring and plenty more besides. The builders have clearly gone above and beyond throughout. When the owners came here, the property was fully completed with no work to be done. This suited them, as three generations of the family looking to enjoy life together. It was the peaceful nature of the location that drew them, as well as the quality of the home. They've been very happy here, hosting parties and summer barbecues, sharing big family Christmases and so much more over the years. It's certainly a warm and welcoming place.

Room For All

in the main house you have a lovely sociable flow to the ground floor. As you come into the hall, there's a useful study at the front of the house, complete with storage, so you can tuck yourself away for work, or children can study in peace. Straight ahead of you is the gorgeous country-style kitchen, complete with range cooker. This double aspect room leads to a utility and shower room, but also to the sitting room and conservatory, so all three of these living spaces flow comfortably one to another. There's plenty of





KEY FEATURES

room in the kitchen for a family table and it's real 'heart of the home' stuff.

The sitting room is a fabulous large and well-proportioned room with feature beams, a brick fireplace with log burner and double doors leading out to the west-facing garden. The conservatory also has double doors to the garden and is a very usable space, working well as a second sitting room. You could play around with the use of the rooms, perhaps putting your dining table in the conservatory and sofas in the kitchen, particularly if you have little ones – and you're sure to find the house effortlessly adapts to each stage of family life. Upstairs, all four bedrooms are doubles, the master with an en-suite bathroom and a family bathroom serving the other three bedrooms. Three of the bedrooms have built-in storage and three have a double aspect, so all are filled with light and have lovely views.

A Lovely Location

The holiday let is tucked away in one corner of the garden, so it has its own space and so do the residents of the house. The interesting building was once the studio of Charles Mayes Wigg, a popular Broadland artist who studied at the Norwich School of Art and exhibited at the Norwich Art Circle, Royal Academy and with the British Watercolour Society. The owners have found the studio to be in demand as a holiday let, with excellent reviews and a good number of repeat visitors. It brings in a useful income but could be converted back into a studio or home office if preferred. It's no wonder this is a popular spot with visitors – the gardens here are peaceful and teeming with wildlife, including many birds and some rare butterflies. There's a wildlife sanctuary nearby on the common and just down the road is Barton Broad, one of the largest of the Norfolk Broads, which is perfect if you love to head out on the water or you're a nature lover. Whilst it's very peaceful and rural, you do have neighbours along the quiet close, and you're only a few minutes' drive from Stalham to the north and Wroxham to the south, both of which have many amenities, including schools and supermarkets.









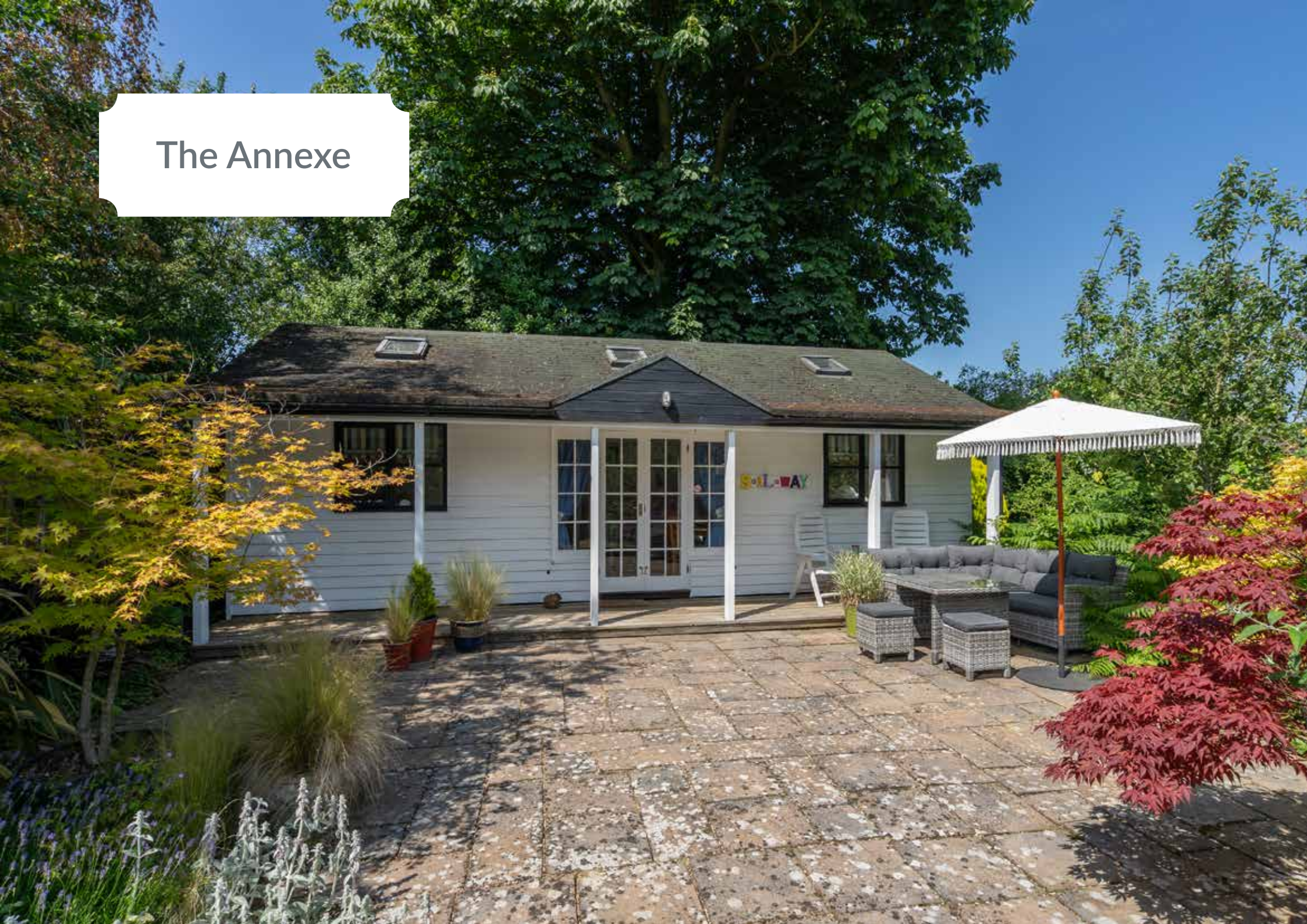








The Annexe













INFORMATION



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, just 5 minutes walk from Beech Cottage has its own staithe and boatyard providing opportunities to enjoy the tranquility of the waterways and experience the unique ecosystem of the Norfolk Broads a haven for wildlife.

How Far Is It To?

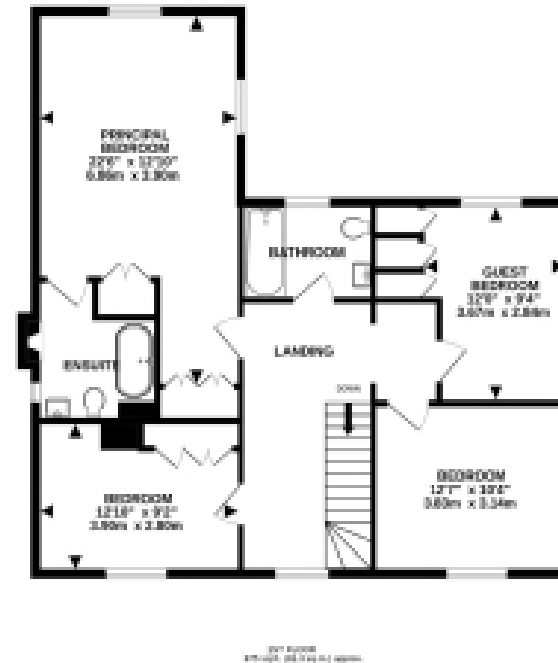
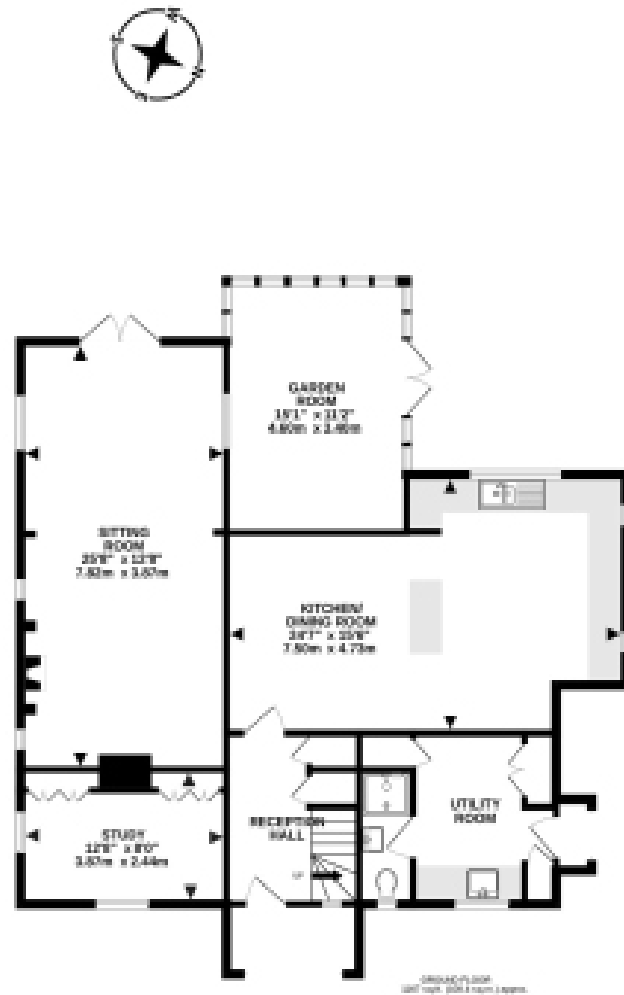
The village is just over 8 miles from Sea Palling and the coast, 12 miles from the city of Norwich and 6 miles from Wroxham the centre of the Broads with shopping, schooling, cafes and restaurants. The neighbouring village of Neatishead is 1.5 miles with pub and village shop.

Directions

Leave Norwich on the Wroxham Road/A1151 passing through Rackheath, Wroxham and Hoveton. Take a right turn onto Norwich Road heading towards Neatishead. Continue onto Street Hill/The Street and then turn right onto Hall Road. Turn right onto Staithe Road and then left onto Bittern Crescent whereby the property will be located clearly signposted with a Fine & Country For Sale Board.

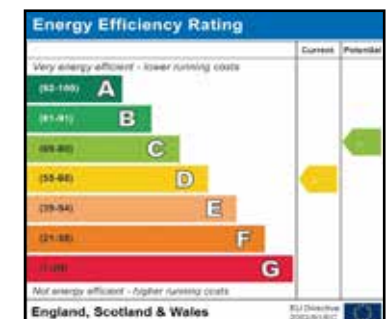
Services, District Council and Tenure

Oil Central Heating, Mains Water and Private Drainage via Septic Tank
Fibre to Premises Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Tax Band F
Freehold



FLOOR AREA - LIVING ACCOMMODATION : 2042 sq.ft. (189.7 sq.m.)
TOTAL FLOOR AREA : 2710 sq.ft. (251.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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