



HALL ROAD, BARTON TURF  
£675,000 FREEHOLD

WATERSIDE  
ESTATE AGENTS





# THE OLD BOATYARD, HALL ROAD, BARTON TURF, NORFOLK NR12 8AR

- An award winning waterside property built to a high standard in 1988
- Set in a private and peaceful plot extending to approximately 0.5 acres
- Approx 150ft of quay headed moorings including a covered mooring dock extending to approximately 49ft
- 3 bedrooms, 2 bathroom/shower rooms
- Spacious first floor kitchen/dining room and living room with 35ft long south facing balcony
- Off road parking for multiple vehicles

Hidden away in a private and peaceful corner of the Broads is this impressive and unique waterside property, set in well established grounds extending for approximately 0.5 acres with extensive off road parking and 150ft of private moorings including a 49ft long covered dock.

The site was bought in the early 1980s by the architect who went on to design the current house which was completed in 1988. Of brick and block construction set upon steel and concrete piles to an award winning standard, recognised for its design, specification and craftsmanship. It has been used by the family as a beloved year-round second home ever since.

The generous upside-down accommodation consists of an entrance hall, cloakroom, two double ground floor bedrooms both served by en-suite bathroom/shower rooms. The spacious first floor comprises a 26ft long triple aspect kitchen/dining room, utility room, bedroom 3 and a 27ft long triple aspect living room with access out onto a large south facing balcony/sun terrace.

Other features include UPVC sealed unit double glazing, electric heating complemented by a 9kw wood burner stove and mahogany internal doors.

Unseen from the road, the property looks out over Lime Kiln Dyke and is located approximately one mile from Barton Broad, the area's second largest broad, hugely popular for both cruisers and sailing and thought to be where Lord Nelson learned to sail, with access to the entire Broads network.

## ACCOMMODATION

### Entrance Hall

Front room, tiled floor, door to rear.



## Cloakroom

Wash basin and w/c, window to rear. Fully tiled, electric heater.

## Inner Lobby

Tiled floor, staircase to first floor, 2 built in storage cupboards.

## Bedroom 1: 13'5" x 12'8"

Dual aspect with window to rear with views over the water. Wall lights, electric heater.

## En-Suite Bathroom

W/c, wash basin and panelled bath, tiled walls, window to rear, extractor fan. Heated towel rail.

## Bedroom 2: 13'5" x 12'8"

Dual aspect, electric heater, wall light.

## En-Suite Shower Room

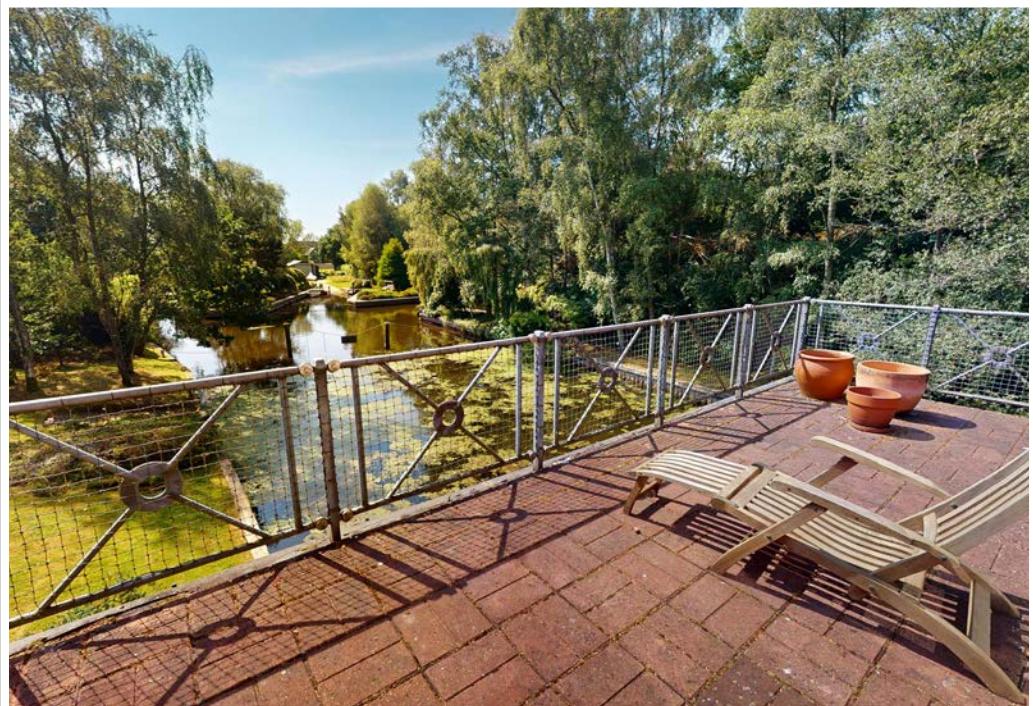
Low level w/c, wash basin, shower enclosure, fully tiled, extractor fan, built in airing cupboard. Heated towel rail, wall mounted fan heater.

## FIRST FLOOR

### Landing

## Kitchen/Dining Room: 26'7" x 11'10"

Full range of wall and floor mounted storage units with sink unit and drainer, electric cooker point, built in fridge, plumbing for dishwasher. Triple aspect, tiled floor. Wall mounted electric heater.





### Utility Room: 11'4" x 5'11"

Sink unit and drainer, plumbing for washing machine, Velux window to side.

### Bedroom 3: 10'6" x 9'5"

Velux window to side. Wall mounted electric heater.

### Living Room: 27'3" x 13'6"

Spacious triple aspect reception room with wood burning stove. Large tilt and turn patio doors leading out onto a large south facing balcony with views out over the water and Lime Kiln Dyke beyond.

## OUTSIDE

The property is unseen from the road, well set back from Hall Road, accessed via a 5 bar gate which leads to a private driveway providing off road parking for multiple vehicles.

The well established plot extends to approximately 0.5 acres with a variety of mature trees, shrubs and flowering borders, and a south facing lawned garden running down to the water's edge.

The property offers private mooring for multiple craft with quay heading extending to approximately 150 ft which includes a covered mooring dock which measures approximately 49ft x 13ft with electricity and water supplied.

The site also includes a workshop and greenhouse/conservatory.





## ADDITIONAL INFORMATION

Services: Mains water and electricity. Treatment plant drainage.

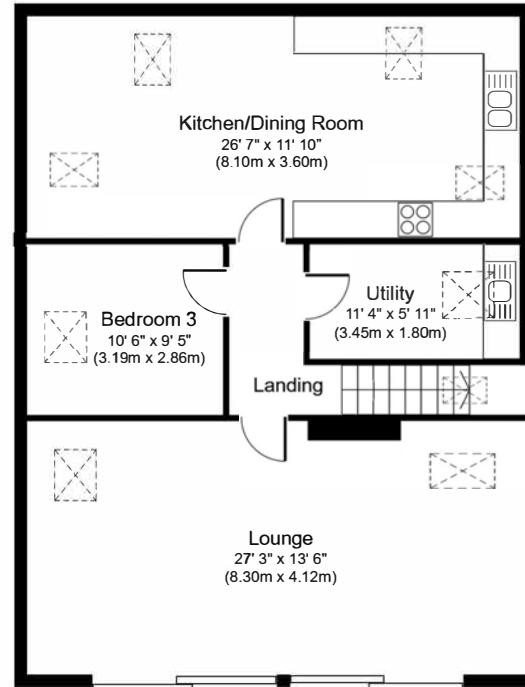
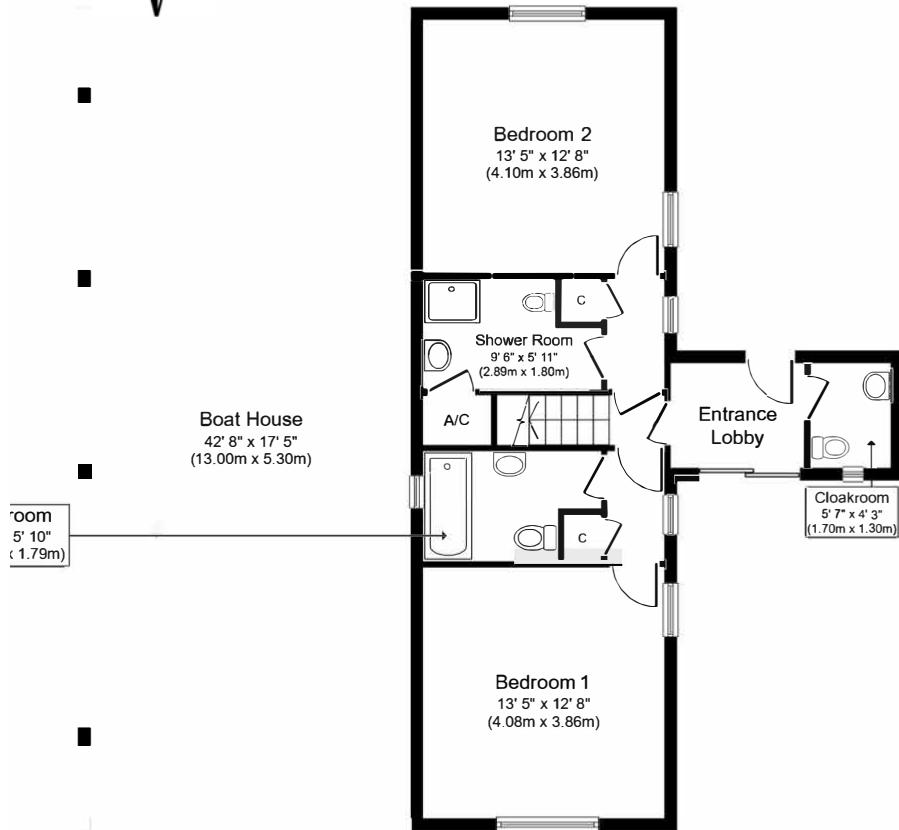
The property is adjacent to two building plots which have planning permission to have two waterside bungalows built (both plots are available by separate negotiation). Right of way is granted to the adjacent plots.



Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	35
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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