



BEST
ESTATE AGENT GUIDE
AWARDS 2024
EXCELLENT
SALES
PRINCIPAL PARTNER
OnTheMarket

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER

Pottles Barn, Ferry Road, Surlingham, Norfolk, NR14 7AR

Pottles Barn is an exceptional six-bedroom barn conversion, complemented by a Pottles Cottage, a self-contained annexe and Pottles Retreat, a charming and beautifully appointed open-plan log cabin offering cosy accommodation for two. The current owners have made a substantial investment in sustainable living, incorporating an air source heat pump and solar panels, enhancing the property's energy efficiency and long-term running costs. Both the cottage and log cabin are currently operated as successful holiday lets, generating an established income stream and presenting a rare opportunity to combine an enviable rural lifestyle with a thriving hospitality business in one of Norfolk's most desirable countryside locations.

Nestled within the picturesque village of Surlingham, just seven miles south-east of Norwich, the property enjoys a peaceful setting surrounded by open countryside, riverside walks, and the natural beauty of the Norfolk Broads. Particularly popular with families, walkers, and cyclists, the village provides direct access to the renowned Wherryman's Way and National Cycle Route 1. A strong sense of community is complemented by a range of local amenities, including a primary school, farm shop, patisserie, café, and two traditional riverside pubs, offering the perfect balance of rural tranquillity and everyday convenience.

Accessed via a five-bar timber gate, the property opens onto an extensive shingle driveway providing generous off-road parking and access to a double garage. The grounds are a standout feature, extending to approximately half an acre and comprising expansive lawns, mature trees, established flower beds, and a variety of thoughtfully positioned seating areas designed to make the most of the peaceful surroundings. Beyond the gardens, far-reaching views stretch across open farmland towards the River Yare, creating a wonderful sense of space, privacy, and connection with the landscape.





STOBART
& HURRELL

- DETACHED BARN CONVERSION
- PLOT OF APPROX. HALF OF AN ACRE
- TWO SELF-CONTAINED HOLIDAY LETS

- EIGHT BEDROOMS, FIVE BATHROOMS
- OFF-ROAD PARKING & DOUBLE GARAGE
- SEVEN MILES SOUTH EAST OF NORWICH

- BEAUTIFUL PRESENTATION THROUGHOUT
- ACCESS TO A47, NORFOLK BROADS & COASTLINE
- SOUGHT AFTER BROADLAND RIVERSIDE LOCATION

With over 2,500 square feet of living space, the principal residence seamlessly blends character and practicality, offering spacious and versatile accommodation throughout. At its heart is a welcoming family lounge with a bay window and feature fireplace, complemented by a separate dining room and a well-equipped kitchen/breakfast room. The ground floor also provides four bedrooms, two of which benefit from en-suite facilities, alongside a family bathroom and wet room. On the first floor, two further bedrooms offer flexible accommodation, with one enjoying useful built-in storage.

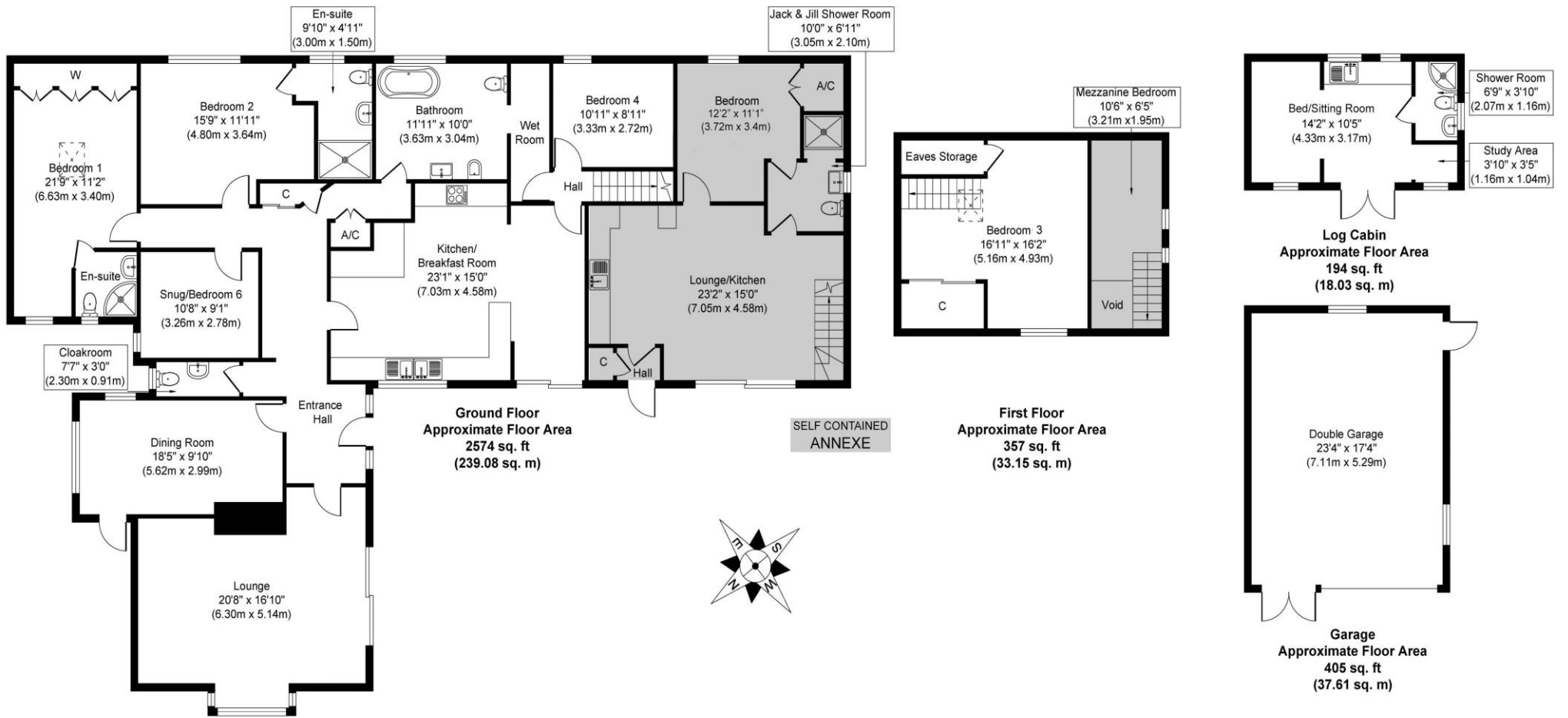
The self-contained cottage provides excellent versatility, featuring an open-plan sitting, dining, and kitchen area, together with a double bedroom and en-suite shower room. Whether utilised for guest accommodation, multi-generational living, (Subject to any change of use/planning), home-and-income opportunities, or continued holiday letting, it offers considerable flexibility to suit a range of lifestyles.

Further enhancing its appeal, the property enjoys close proximity to the River Yare and the Norfolk Broads National Park, providing endless opportunities for boating, paddle boarding, fishing, and scenic riverside walks. The neighbouring villages of Rockland St Mary and Bramerton offer additional amenities, while the nearby A47 provides excellent connectivity to Norwich, the Norfolk coastline, and the wider region.





STOBART
& HURRELL



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk

01603 782 782

