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Heron Wycke, Berry Hall Road, Barton Turf, Norfolk, NR12 8BE

Surrounded by the unspoilt beauty of the Norfolk Broads National Park, this exceptional home enjoys a truly idyllic setting amidst peaceful waterways, abundant wildlife and rolling countryside. With Barton Broad just moments away, the property is perfectly placed for those who enjoy life on the water, offering easy access to boating, paddleboarding, fishing and some of the finest birdwatching in the region. The nearby Rivers Ant and Bure provide miles of navigable waterways to explore, making this an outstanding location for lovers of the outdoors.

Set well back from the road and screened by mature hedging, the property enjoys a high degree of privacy. A generous gravel driveway provides ample off-road parking and access to the garage, while the front garden is attractively landscaped with a lawn and established shrubs. To the rear, a broad paved terrace creates the perfect setting for outdoor entertaining before leading onto a beautifully maintained lawn, enclosed by mature trees and a natural woodland backdrop that offers both peace and seclusion. A superb detached garden studio adds further versatility, ideal as a home office, creative workspace, gym, bar or hobby room.





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- GARDEN STUDIO
- DETACHED FAMILY HOME
- NORFOLK BROADS LOCATION

- OFF-ROAD PARKING & GARAGE
- AROUND THIRTY MINUTES TO NORWICH
- LESS THAN TEN MILES TO THE COASTLINE

- FOUR BEDROOMS, TWO WITH EN-SUITES
- GROUND FLOOR SELF-CONTAINED ANNEXE
- VERSATILE & SPACIOUS ACCOMMODATION

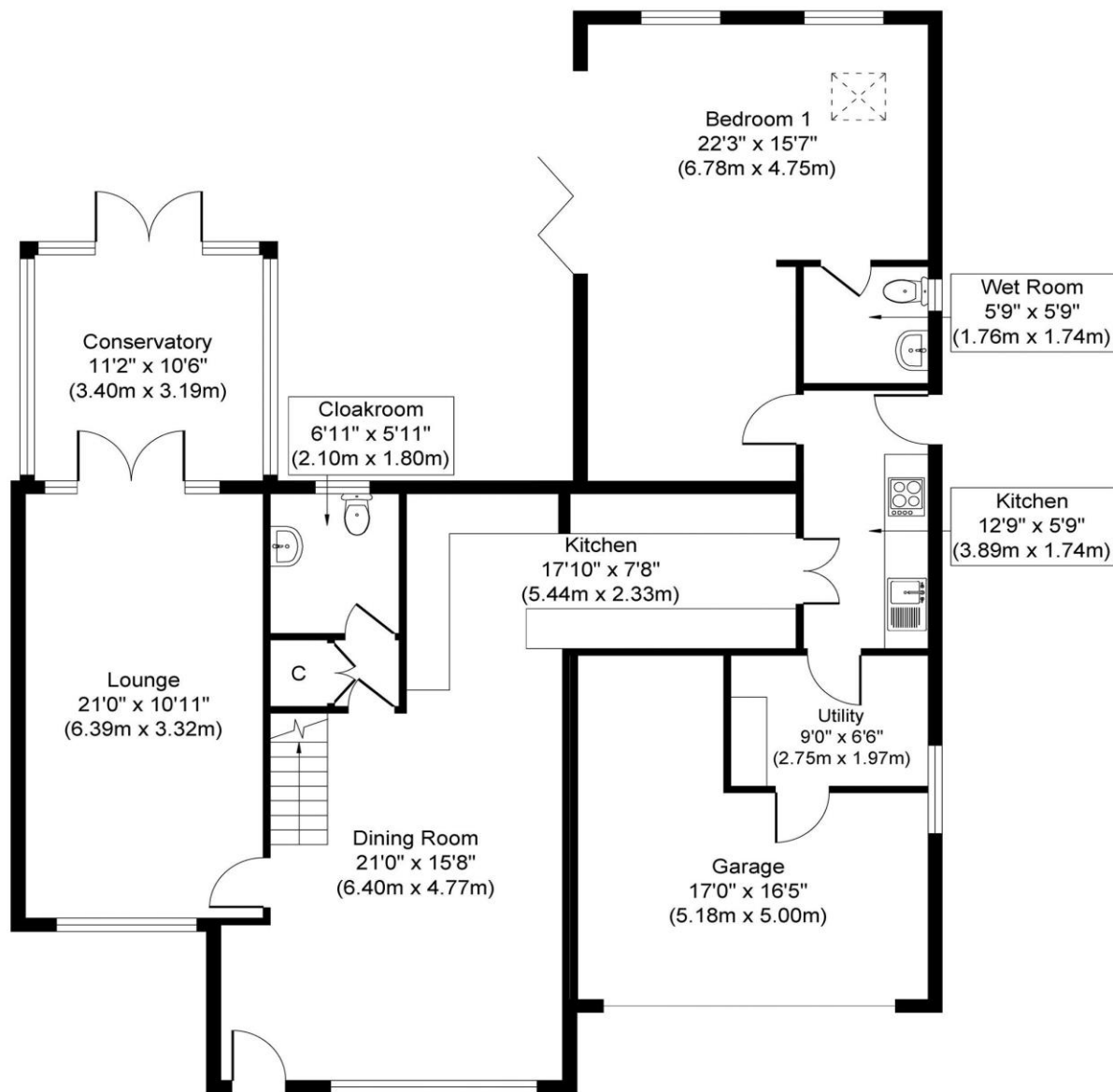
Beautifully presented throughout and extending to almost 2,000 sq ft, the accommodation is both spacious and adaptable. The welcoming entrance opens into a generous dining hall, which provides access to a cloakroom and an elegant sitting room with an adjoining conservatory overlooking the garden. A well-appointed galley kitchen, complemented by a separate utility room, leads through to a self-contained ground-floor annexe comprising its own kitchen, a generous double bedroom, a wet room and doors opening onto the rear terrace. Perfectly suited for multi-generational living, guest accommodation or independent living, the annexe offers exceptional flexibility to meet a variety of lifestyle needs. The first floor offers three further double bedrooms and a contemporary family shower room. The principal bedroom benefits from built-in wardrobes and a luxurious en-suite bathroom featuring a freestanding roll-top bath, creating a wonderful private retreat.

The property's appeal is further enhanced by its enviable location. The neighbouring riverside village of Neatishead is within easy reach and home to the highly regarded White Horse Inn, while Wroxham, affectionately known as the "Capital of the Norfolk Broads", is approximately five miles away and offers an excellent selection of shops, restaurants, cafés, boating facilities and everyday amenities. The sandy beaches of the Norfolk coast are less than ten miles away, while the historic Cathedral City of Norwich, with its outstanding shopping, dining, cultural attractions and mainline rail links to London, can be reached in under 30 minutes.

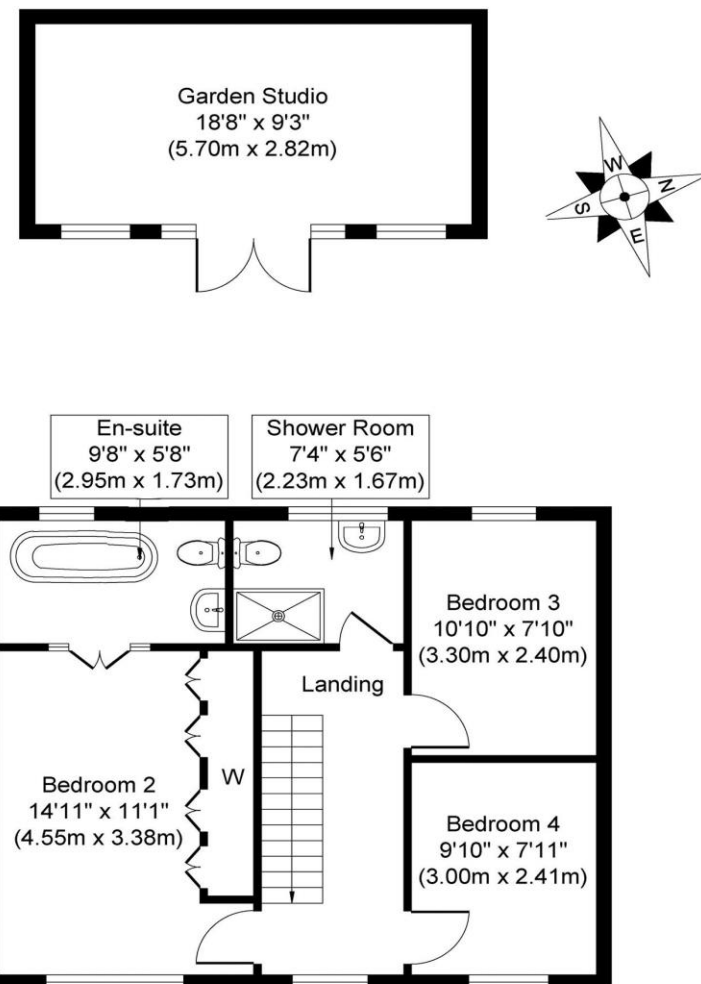




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Ground Floor
Approximate Floor Area
1315 sq. ft
(122.20 sq. m)



First Floor
Approximate Floor Area
536 sq. ft
(49.77 sq. m)

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		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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