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Lavender Cottage, Hall Road, Barton Turf, Norfolk, NR12 8AR

Lavender Cottage is a beautifully presented detached bungalow, enviably positioned between the picturesque riverside villages of Barton Turf and Neatishead, in the heart of the Norfolk Broads National Park. Surrounded by stunning countryside, tranquil waterways, and abundant wildlife, the property offers an idyllic setting for those seeking a peaceful lifestyle in one of Norfolk's most sought-after locations. Both villages enjoy a strong sense of community and offer a range of local amenities, including a village shop, hairdresser, village hall hosting a variety of activities, a sailing club, and activity centre. The award-winning White Horse Inn is also close by, providing excellent dining and locally brewed refreshments.

Set back from the road and screened by mature hedging, the property enjoys attractive field views to the front and a wonderful sense of privacy. A five-bar timber gate opens onto a generous gravel driveway providing ample off-road parking and access to the garage. To the rear, the beautifully landscaped west-facing garden is a particular feature, thoughtfully designed to create an exceptional outdoor living space. A central lawn is framed by mature planting, colourful borders, and a charming water feature, while a selection of paved seating areas provide the perfect spots to relax and unwind. A gazebo offers an ideal space for a hot tub, and a superb covered entertainment area with bar creates a fantastic setting for alfresco dining and socialising with family and friends.





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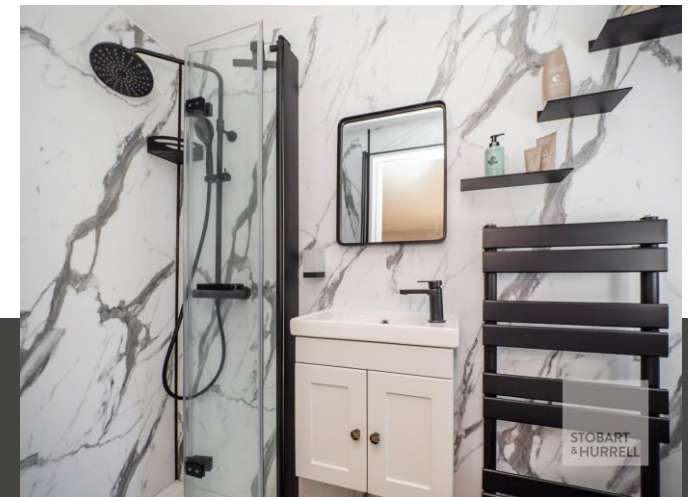
- IDEAL FAMILY HOME
- DETACHED BUNGALOW
- CLOSE TO VILLAGE AMENITIES

- OFF-ROAD PARKING & GARAGE
- IDYLIC RIVERSIDE RURAL LOCATION
- TWO BEDROOMS, ONE WITH EN-SUITE

- STUNNING PRESENTATION THROUGHOUT
- BEAUTIFULLY LANDSCAPED WEST FACING REAR GARDEN
- LESS THAN NINE MILES TO COASTLINE & TWELVE TO THE CITY

The accommodation is immaculately presented throughout and offers both comfort and versatility. A welcoming entrance reception hall leads into the central hallway, providing access to a family bathroom and two generously proportioned bedrooms, both benefiting from built-in storage, with the principal bedroom enjoying en-suite facilities. The spacious sitting room, centred around an attractive feature fireplace, flows seamlessly into a delightful garden room overlooking the rear garden. A separate dining room provides additional entertaining space, while the well-appointed kitchen also enjoys direct access to the garden room, creating a practical and sociable layout.

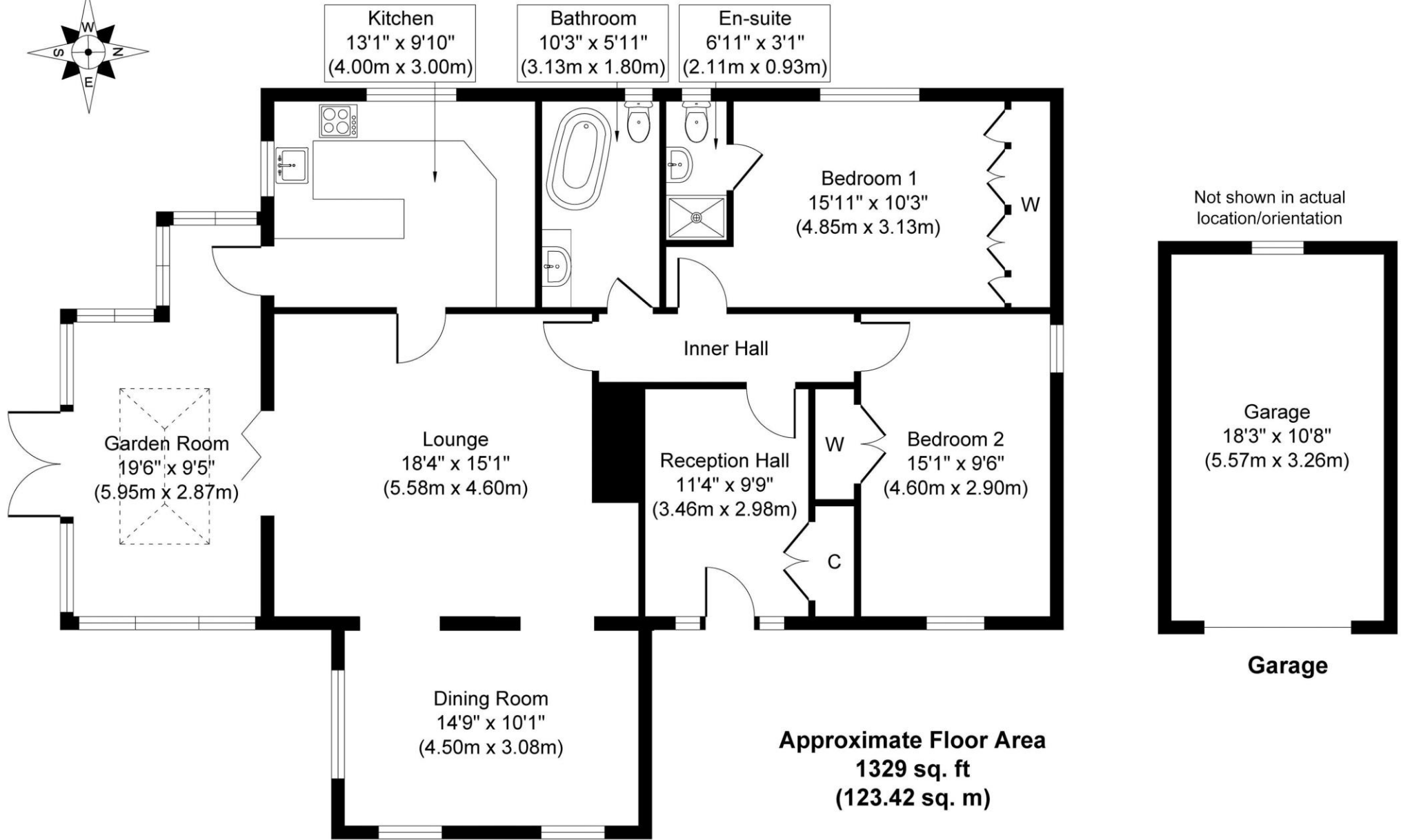
Further enhancing its appeal, Lavender Cottage is conveniently located within easy reach of the popular Broads villages of Wroxham and Hoveton, offering a comprehensive range of amenities including schooling for all ages, supermarkets, independent shops, a doctor's surgery, post office, and riverside cafés and restaurants. The historic city of Norwich lies approximately twelve miles to the south-east, while the beautiful North Norfolk coastline can be reached in less than nine miles, making this an ideal base from which to enjoy the very best of Norfolk's coast, countryside, and waterways.





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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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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