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Pennygate Cottage, Pennygate, Barton Turf, Norfolk, NR12 8BG

Pennygate Cottage is a charming detached home occupying a generous plot of approximately one-third of an acre in the heart of the picturesque riverside village of Barton Turf. Surrounded by the unspoilt beauty of the Norfolk Broads National Park, the property enjoys an idyllic setting amidst a landscape of tranquil waterways, abundant wildlife, and open countryside. With Barton Broad just moments away, residents can enjoy boating, paddleboarding, fishing, and exceptional birdwatching, while direct access to the Rivers Ant and Bure opens up miles of navigable waterways to explore.

Constructed in the early 1980s and designed to complement its rural surroundings, the property is approached via an extensive shingle driveway providing ample off-road parking and access to a double garage. A decorative wrought-iron gate leads into the beautifully established gardens, which are a particular feature of the home. Predominantly screened from the road by mature hedging, the grounds offer a high degree of privacy and have been thoughtfully landscaped with lawns, mature planting, and secluded seating areas. A sun terrace adjoining the property provides the perfect setting for outdoor dining and entertaining while enjoying the peaceful surroundings.





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- DOUBLE GARAGE
- THREE OR FOUR BEDROOMS
- AMPLE OFF-ROAD PARKING

- NORFOLK BROADS LOCATION
- MASTER BEDROOM WITH EN-SUITE
- SOLAR ASSISTED WATER HEAT PUMP

- CONTEMPORARY, CHARACTER COTTAGE
- AROUND THIRTY MINUTES TO NORWICH
- LESS THAN TEN MILES TO THE COASTLINE

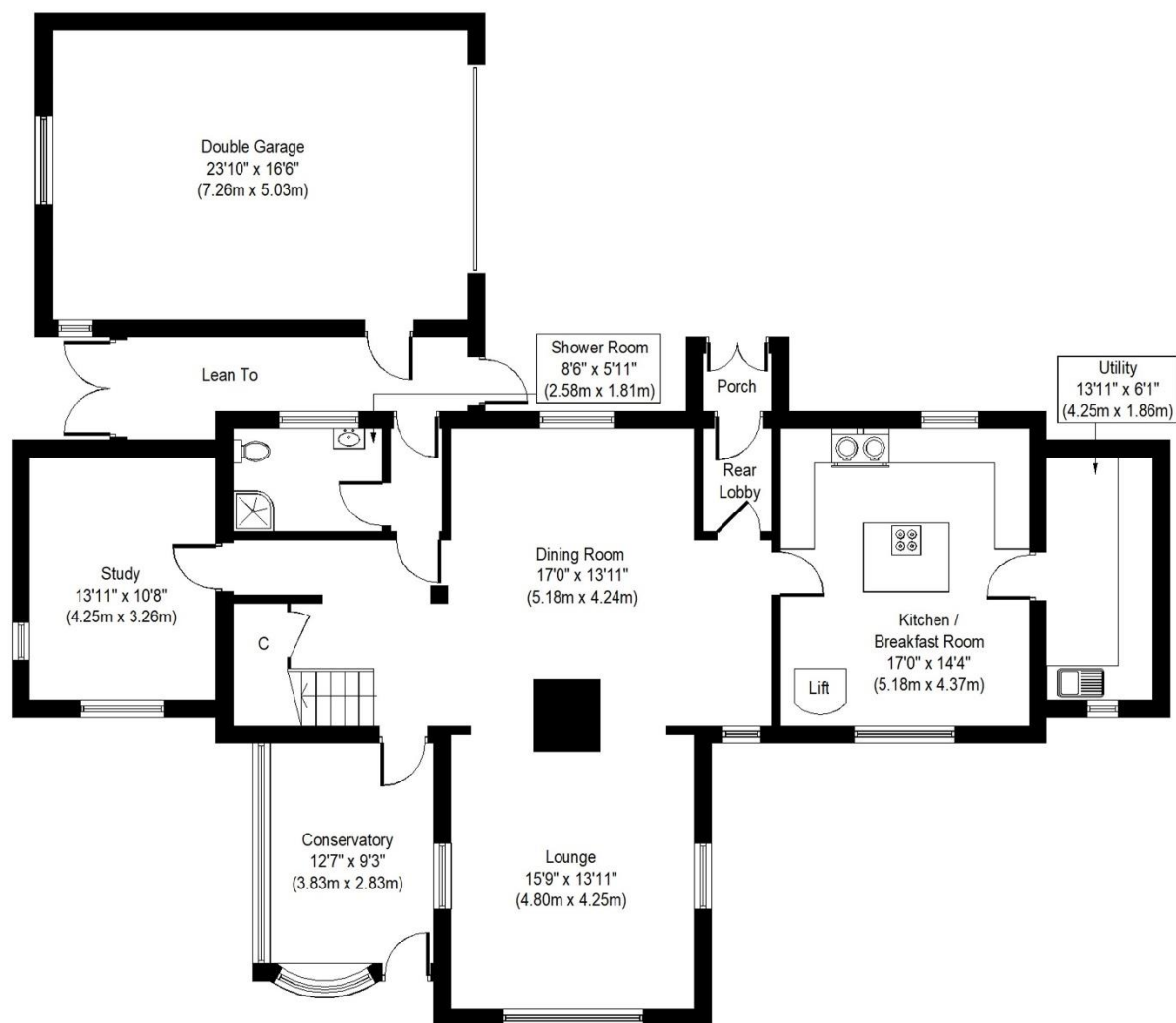
Beautifully presented throughout, the accommodation offers a versatile layout ideally suited to modern family living. An entrance porch opens into a welcoming open-plan dining room and sitting room, centred around an impressive double-sided wood-burning stove that creates a warm and inviting atmosphere. A reception hall provides access to a bright conservatory overlooking the garden, as well as a study or potential fourth bedroom, offering flexibility for home working or guest accommodation. An inner hallway leads to a ground-floor shower room and a useful lean-to storage area, which in turn provides access to the double garage and side garden. The well-appointed kitchen/breakfast room is positioned off the dining area and is complemented by a practical utility room, creating an excellent space for everyday family life. On the first floor, there are three well-proportioned bedrooms, including a principal bedroom with en-suite bathroom, together with a family bathroom serving the remaining accommodation.

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, widely known as the "Capital of the Norfolk Broads", lies approximately five miles away and offers a wealth of shops, restaurants, boating facilities, and leisure opportunities. The stunning Norfolk coastline can be reached in under ten miles, while the historic city of Norwich, with its extensive shopping, dining, cultural attractions, and mainline rail connections, is less than thirty minutes away.

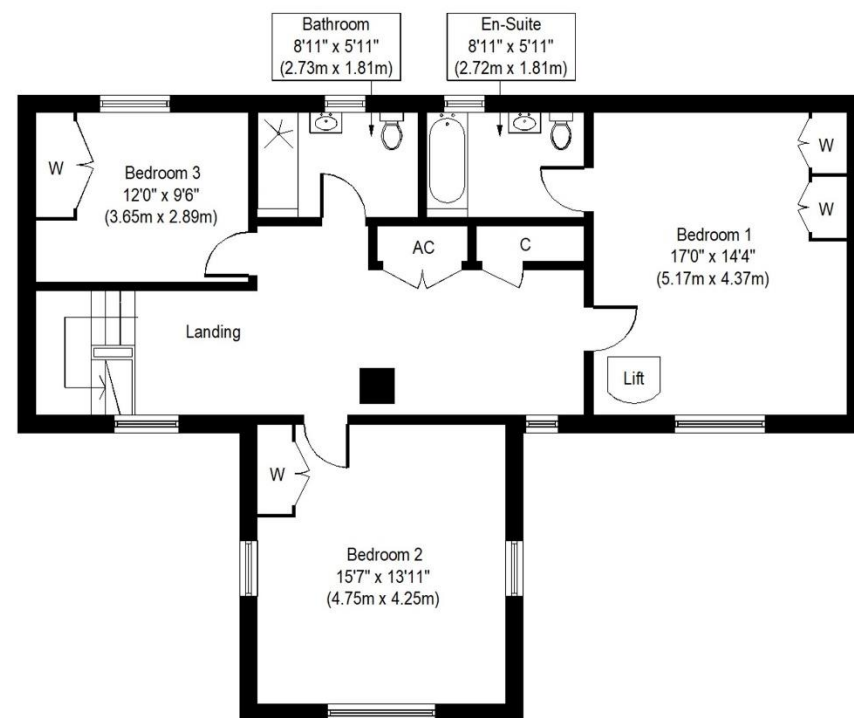




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Ground Floor
Approximate Floor Area
1426 Sq. ft.
(132.5 Sq. m.)



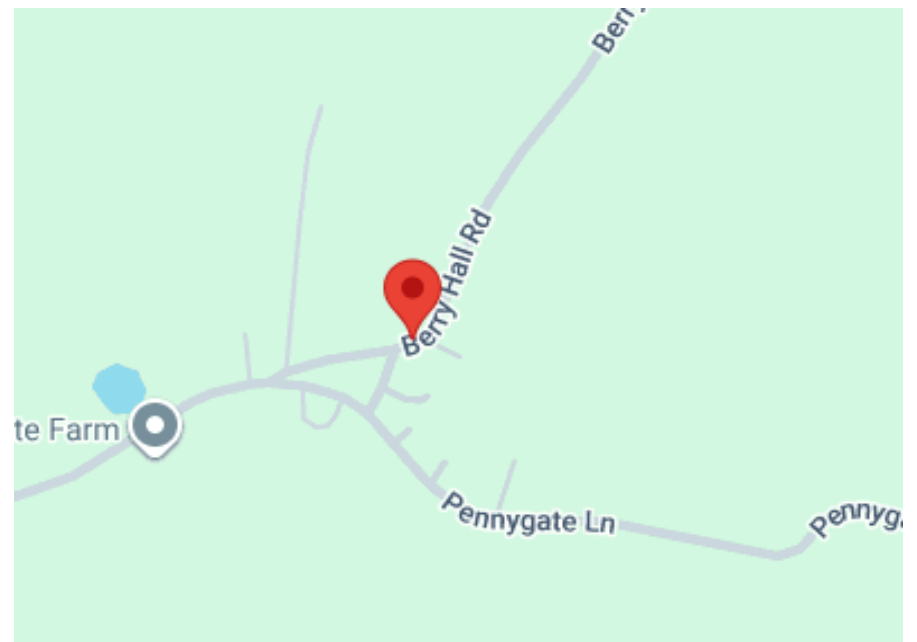
First Floor
Approximate Floor Area
1004 Sq. ft.
(93.3 Sq. m.)



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. 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		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





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