



THE STORY OF

Beech Cottage

Barton Turf, Norfolk

SOWERBYS



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Beech Cottage

Bittern Crescent, Barton Turf, Norfolk
NR12 8AY



Close to Barton Broad

Built in 2001

Self-Contained Annexe/Holiday Let

Abundance of Character

Comfortable and Versatile Accommodation

Detached Garage

Highly Sought-After Location

Well-Stocked and Established Garden

Parking for Several Cars



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“It’s well known that Lord Nelson learnt to sail on Barton Broad....”

With an immediate warmth, Beech Cottage has the comforting feel of a significantly older property, with charm in abundance, yet it was only built in 2001. Set back from Bittern Crescent, with a gravel driveway and parking for several cars, this characterful property is in an enviable location on the Norfolk Broads, close to Barton Broad which is well known as the location where Lord Nelson learnt to sail.

Countryside walks on the doorstep have

been a joy for our vendors, and they’ve loved the tranquillity and watching the sailing fraternity enjoying life on the Broads. With convenient access to Wroxham and its station, and to the coast, it has proved to be a wonderful place to live. There is so much wildlife around the Broad and in the established garden, the owners love being in the kitchen and sitting room either by themselves or when family and friends come over and watching the array of wildlife from the windows.

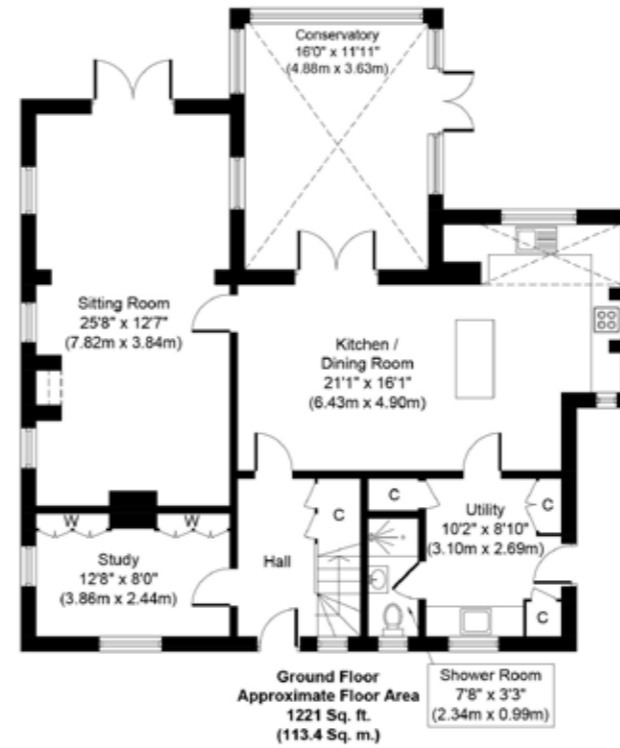
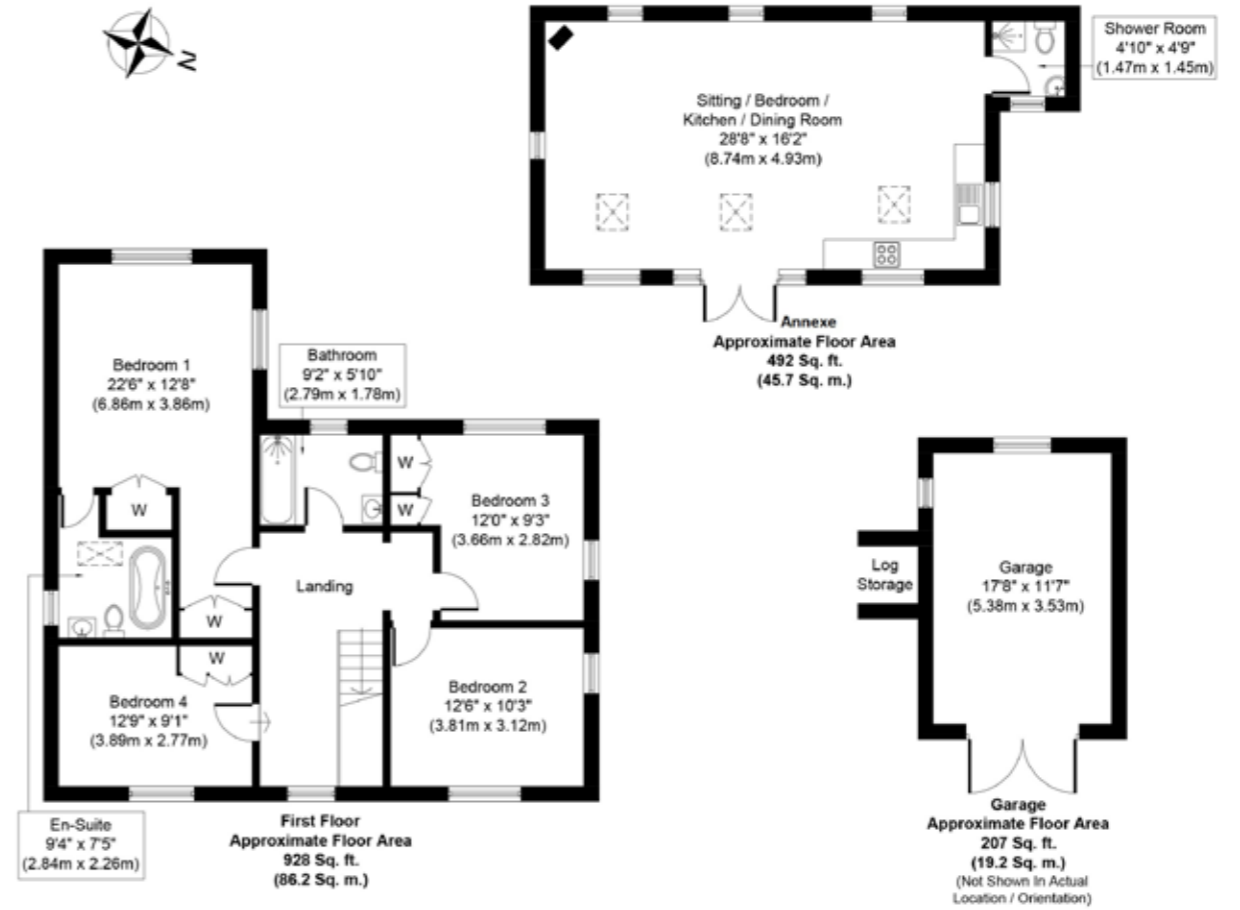




The house has a very practical layout. The farmhouse style kitchen, opening to the sitting room and conservatory, is of particular note. The space is versatile and ideally set up for entertaining, whilst at the same time making for a very comfortable family home. Additionally, the ground floor includes a study with fitted storage, a sizeable utility room and shower room.

Centred around the landing, the four bedrooms are all well-proportioned, with the principal having its own en-suite. The family bathroom is shared by the remaining three bedrooms.





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.





“We love to look out and watch the wildlife in the garden... there are deer and lots of birds.”



The studio/garden annexe enjoys a setting which was home for many years to the studio of renowned landscape artist Charles Mayes Wigg, whose numerous paintings and etchings depict scenes of the Broads.



The garden annexe, built in a similar style to Wigg’s studio, is now a successful holiday let, designed in such a way to capitalise on the space and layout. Glowing reviews and the many repeat visitors speak volumes about its popularity.

“Our studio holiday let has grown into a very successful business, it’s a real sanctuary.”

Clever planting in the garden allows the house and studio to each retain privacy without compromising one another, meaning both can continue to benefit from the beauty and tranquillity once enjoyed by its former resident artist.



Beech Cottage is a perfect fit for those looking to find a character house with access to the Broads and countryside on the doorstep. So many happy memories have been created here but the time has come for our vendors to move on and hand it over to the next family to enjoy.

ALL THE REASONS



Barton Turf

IN THE NORFOLK BROADS
IS THE PLACE TO CALL HOME



A small unspoilt village, Barton Turf is centred around the village green and has its own staithe and boatyard giving direct access to Barton Broad. Barton

Broad is popular for sailing, and is used by Barton Turf Adventure Centre for watersports tuition and environmental activities. The Broad is also a haven for wildlife, being surrounded by nature reserve, with many species of birds, fish and even otters making their home here.

The neighbouring village of Neatishead, about 1.5 miles away has a pub and village shop, and a wider range of amenities can be found in Wroxham and Stalham, both about 5 miles away.

Barton Turf is around 8 miles from the coast

and just 13 miles north east of Norwich, which was named as one of the best places to live in 2021. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



Geese on the Norfolk Broads

“The early morning quietness of the Broad is beautiful...it's wonderful to watch the geese and swans flying over.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. LPG fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0744-3921-2209-3242-7200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

AGENT'S NOTE

The cottage has been run as a successful holiday let and further income information can be provided to seriously interested buyers upon request.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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