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# Kedlestone Cottage, The Street, Barton Turf, Norfolk, NR12 8BB

Kedlestone Cottage is a detached home that has been thoughtfully extended by the current owners to create a spacious and highly versatile family residence. Nestled within the picturesque riverside village of Barton Turf, in the heart of the Norfolk Broads, the property enjoys a tranquil setting surrounded by abundant wildlife and scenic waterways. The village itself offers a strong sense of community along with local amenities including a village shop, hairdressers, an active village hall, sailing club, activity centre, and the nearby award-winning The White Horse Inn.

Set back from the road, the property is approached via a gravel driveway providing ample off-road parking and access to a neatly maintained, hedged front garden. To the rear, a paved terrace and lawned garden frame an impressive 36-foot open-air heated swimming pool, perfect for both relaxation and entertaining. Additional features include several timber storage sheds, with low-level hedging allowing for pleasant views across the surrounding fields.





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- FOUR BEDROOMS
- OFF-ROAD PARKING
- DETACHED FAMILY HOME

- FIELD VIEWS TO THE REAR
- CLOSE TO VILLAGE AMENITIES
- IDYLIC RIVERSIDE VILLAGE LOCATION

- OUTDOOR HEATED SWIMMING POOL
- BEAUTIFULLY PRESENTED THROUGHOUT
- LESS THAN NINE MILES TO COASTLINE & TWELVE TO THE CITY

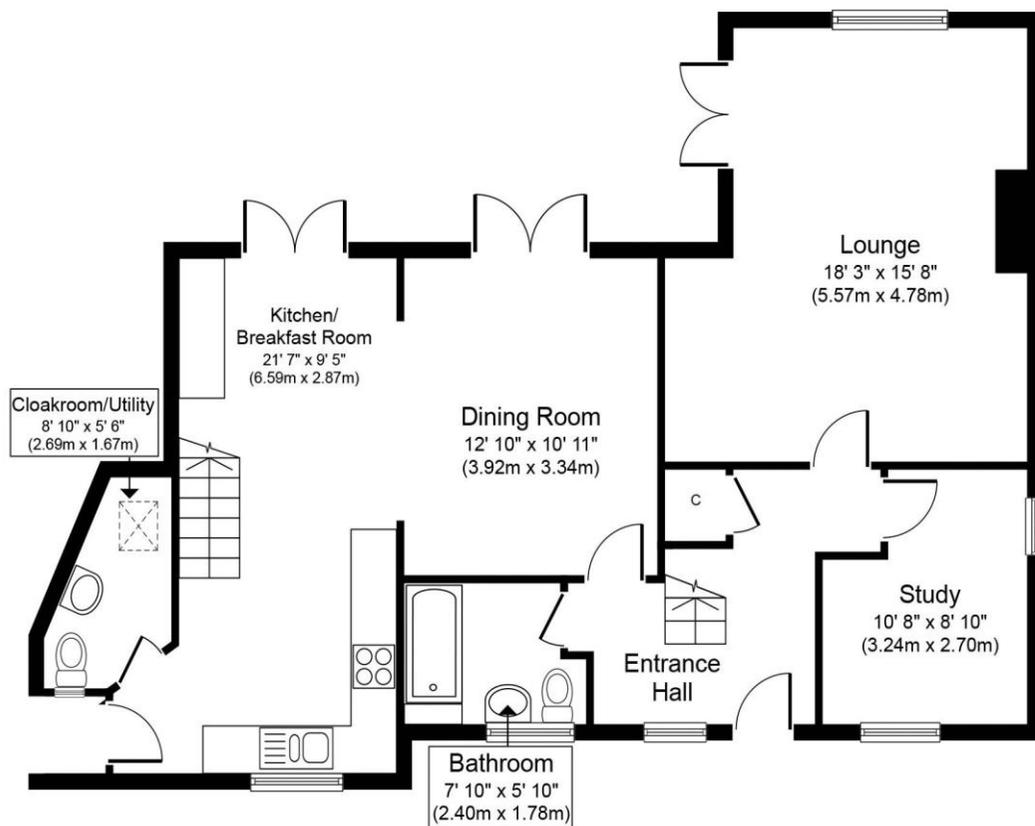
Beautifully presented throughout, the main entrance opens into a welcoming hallway with internal doors leading to a study, ground floor bathroom, and a comfortable family lounge featuring a fireplace and double doors opening onto the rear terrace. The hallway also leads to an open-plan dining room with adjoining kitchen/breakfast room, both benefiting from double doors to the terrace, enhancing the connection between indoor and outdoor living. The kitchen provides access to a separate utility and cloakroom, as well as stairs leading to a first-floor fourth bedroom. Upstairs, there are three further bedrooms, one with built-in storage, along with a shower room. A staircase from the landing leads to an additional bedroom, completing the flexible and adaptable accommodation ideal for modern family life.

Kedlestone Cottage is further enhanced by its proximity to the neighbouring villages of Neatishead and Wroxham, which offer a wider range of shops, schooling for all ages, a supermarket, doctors' surgery, and post office. The historic city of Norwich lies approximately twelve miles to the south-east, while the Norfolk coastline is less than nine miles to the east.

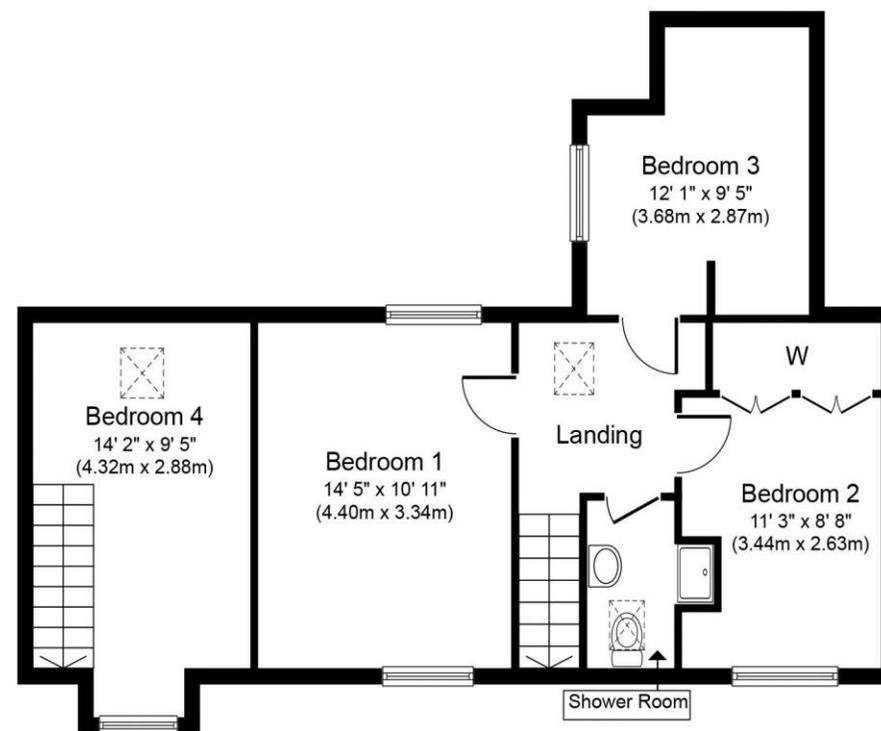




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**Ground Floor**  
Approximate Floor Area  
**911 sq. ft.**  
**(86.6 sq. m.)**



**First Floor**  
Approximate Floor Area  
**639 sq. ft.**  
**(59.3 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. 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>		
39-54	<b>E</b>	53 E	
21-38	<b>F</b>		
1-20	<b>G</b>		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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Stobart & Hurrell

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

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)  
[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782

