

**SALES & LETTINGS**

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## Two Chimneys, Pennygate, Barton Turf, Norfolk, NR12 8BG

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Built prior to the 1900's, this detached period country cottage, presents as an idyllic traditional family home retaining many of the original features including wooden beams, fireplaces, staircases and flooring. Nestled amongst similar properties at the heart of the picturesque riverside village of Barton Turf, an area of sprawling natural beauty, rurally set amongst the wildlife and waterways of the renowned Norfolk Broads, offering boating adventures and excellent wild life watching opportunities, whilst giving access to the Rivers Ant and Bure and connecting the Broads National Park.

Set on a generous plot approaching quarter of an acre, the property is positioned well back from the road, and is approached through a five-bar timber gate onto a shingle driveway providing ample off-road parking and access to a detached triple garage/workshop and a number of useful outbuildings. The front and rear of the property is beautifully landscaped with lawn gardens bordered by mature flower beds, paved walkways and terraces ideal for alfresco dining with friends and family.







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- THREE BEDROOMS
- DETACHED FAMILY HOME
- CHARMING COUNTRY COTTAGE

- GENEROUS FRONT & REAR GARDEN
- OFF-ROAD PARKING & TRIPLE GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT

- AROUND THIRTY MINUTES TO NORWICH
- IDYLIC RURAL LOCATION & NEAR BROAD
- LESS THAN TEN MILES TO THE COASTLINE

Beautifully presented throughout, the cottage enters into an enclosed porch and through to a generous family lounge with feature fire place. An internal door from the lounge leads into a galley style kitchen with separate utility and an adjoining conservatory with double doors leading out to the rear terrace. A further door from the lounge leads into a dining room where double doors provide access to a stairwell and a ground floor shower room. An ornate metal staircase leads to the first-floor landing, wide enough for an office, a family bathroom and three bedrooms, the master with built-in storage and access to the bathroom.

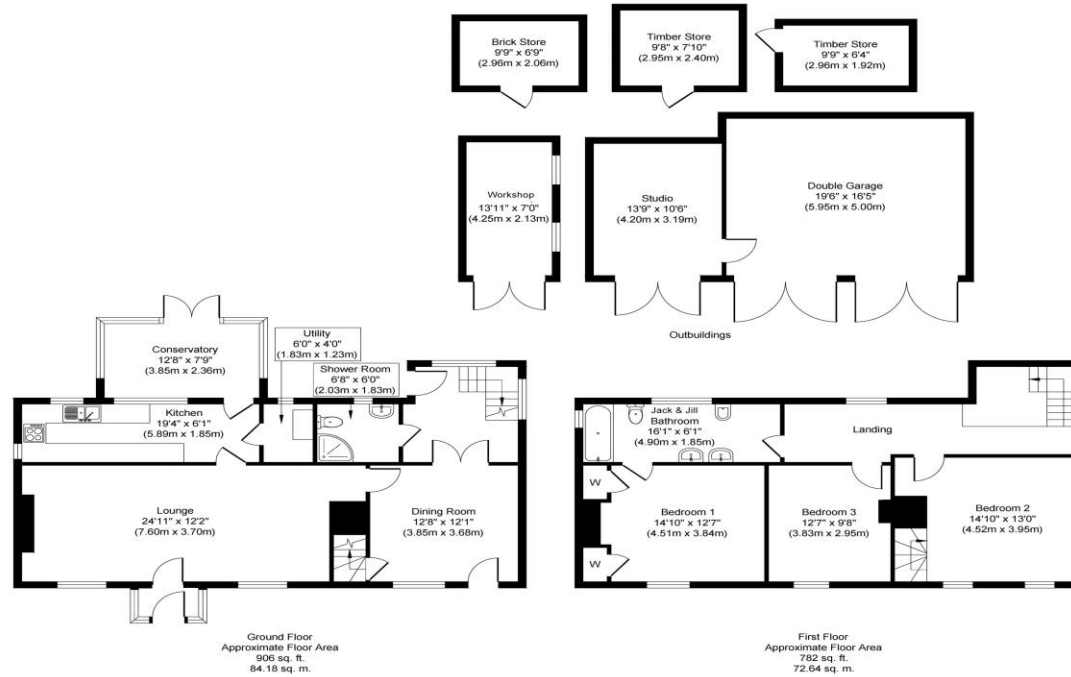
Besides relaxation or recreation on your doorstep of the Barton Broads waters, the property is further complemented by its close proximity to the neighbouring riverside village of Neatishead to visit the local White Horse Inn for fine food, complemented by locally brewed refreshment. Wroxham the capital of the Norfolk Broads and home to the Norfolk Broads Yacht Club is around five miles to the southwest and it is less than ten miles to the coastline and less than thirty minutes to the county's capital city of Norwich.







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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. 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		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

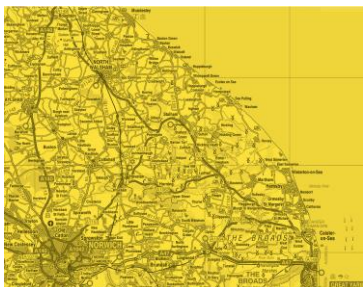






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Stobart & Hurrell  
 Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)  
[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)  
 01603 782 782

