



Kedlestone The Street, Barton Turf

In Excess of £600,000

Kedlestone The Street

Barton Turf, Norwich

Set in the heart of the scenic Norfolk broads, within the quaint village of Barton Turf, lies a highly prestigious cottage that has been extended and maintained to exacting standards by the current owners. Its rural countryside setting sets a beautiful backdrop for the stunning interior that is showcased within, including an elegant sitting room accentuated by a wood burning stove, a bespoke kitchen/breakfast room alongside an formal dining room and four double bedrooms. Adding to the properties appeal is the extraordinary outdoor heated swimming pool, amongst the well-kept landscaped grounds and the inviting façade.

Explore Barton Turf

Barton Turf is a quaint English village located in Norfolk, positioned within the county's scenic Broads National Park. Situated along the northern edge of the River Ant, Barton Turf offers a tranquil and rural setting, with its charming cottages and green landscapes. The village is surrounded by wetlands, offering abundant opportunities for nature lovers and outdoor enthusiasts to explore. It lies approximately 10 miles to the northeast of the city of Norwich, making it easily accessible to a wide range of amenities, including shopping centres, restaurants and Norwich train station, with direct routes to London that takes only 90 minuets. Barton Turf is also known for its proximity to the beautiful Barton Broad, one of the larger bodies of water in the Norfolk Broads, making it a popular destination for boating and birdwatching.



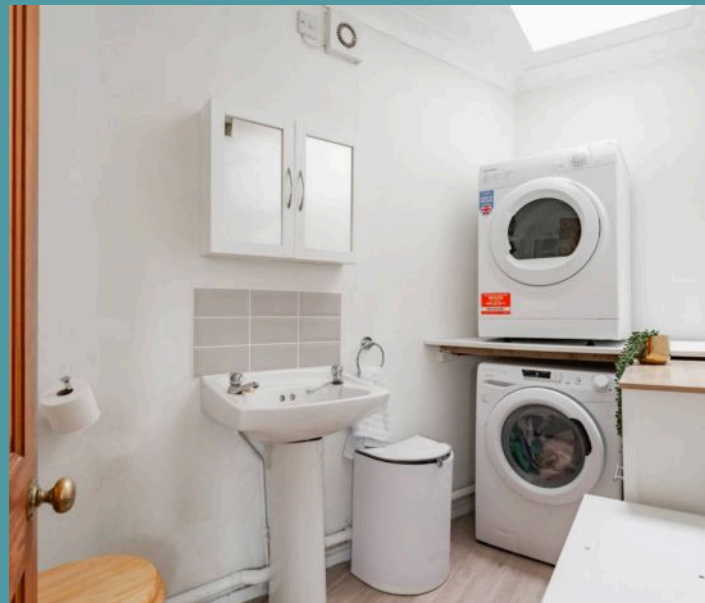
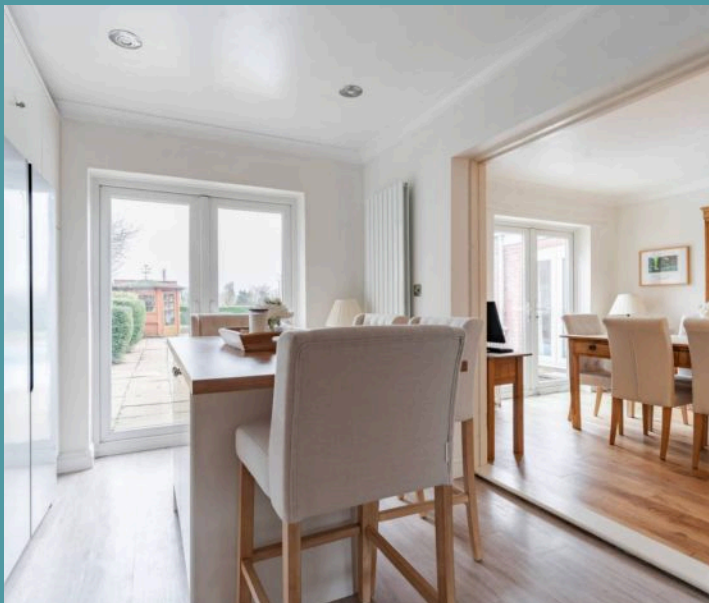


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Approaching the desirable road that Kedlestone Cottage lies upon, the scenic beauty of Barton Turf in the rural Norfolk countryside will immediately captivate you. Set back from the road, secluded by well-kept hedging, you'll be greeted by the cottages beautiful façade, with a gravel driveway that provides ample off-road parking for residents and visitors. Adding to its rustic appeal, a pitched porch provides shelter at the entrance, suitable for storing outdoor wear after a long walk through the open fields.

Step inside, where you are welcomed by a bright and airy entrance hall, that sets the tone for what's to come. A warm ambience from the charming wood burning stove draws you into the sitting room, designed with elegance and comfort in mind, inviting relaxation and entertaining. The presence of double doors not only fills the room with an abundance of natural light, but also creates a seamless transition to the outdoor terrace. Located off the entrance hall, you'll find a flexible study with the option to be a home office, playroom or additional bedroom, as well as a ground floor family bathroom, featuring a three-piece suite.



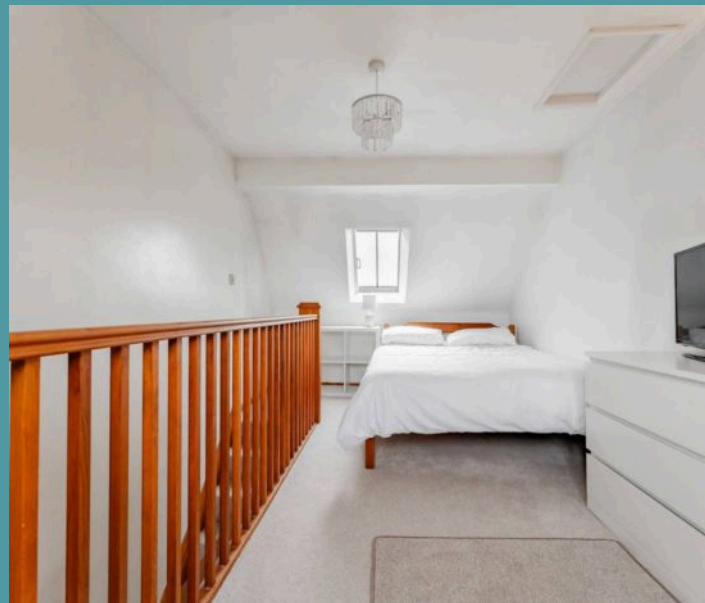
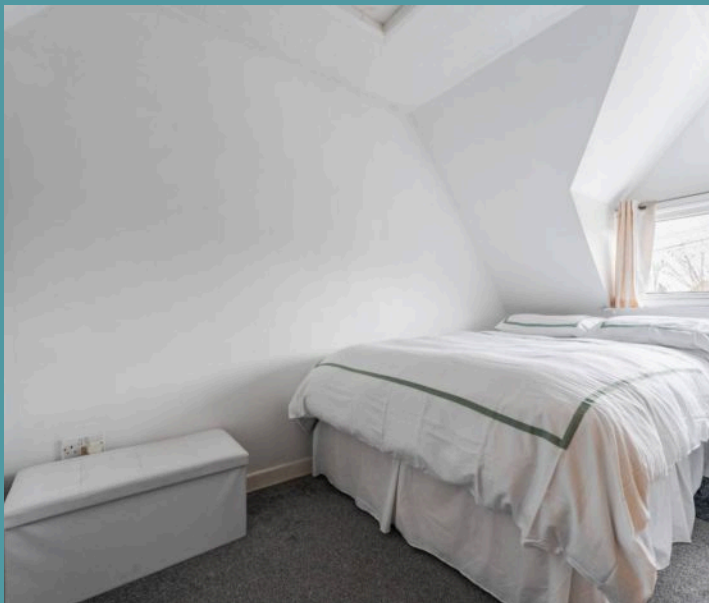


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Within the centre of the home lies a formal dining room, encouraging intimate family meals or gatherings with loved ones. Opening into the heart of the home, proudly known as the stunning kitchen/breakfast room, equipped with bespoke wall and base units and integrated appliances, to enhance your cooking experience. A breakfast bar unit sits in front of the double doors, opening up to create an indoor-outdoor space for entertaining or hosting occasions during the summer months. Complemented nicely by a utility room/cloakroom, ideal for storing your laundry essentials, in-keeping a practical element for a busy modern lifestyle.

Ascend the staircase to the first floor, where you will encounter three sizeable bedrooms, each thoughtfully designed to provide the utmost comfort and relaxation. With the addition of a second staircase, that leads up to a fourth bedroom. Two bedrooms are complete with built-in wardrobes for your everyday essentials. A shower room comprises of a modern three-piece suite, accommodating all bedrooms.





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A highlight of the home is the cottages extraordinary exterior, that overlooks the undisturbed countryside for a picturesque and serene setting. A maintained patio wraps-around the incredible 36ft heated swimming pool, for you to showcase your comfortable outdoor seating arrangements. Envision a summers day relaxed by the pool, whilst enjoying a bbq with your family and friends. Further down you'll discover an enclosed laid to lawn, alongside a summerhouse and a large timber shed, ideal for storing your garden equipment and tools.

Agents notes

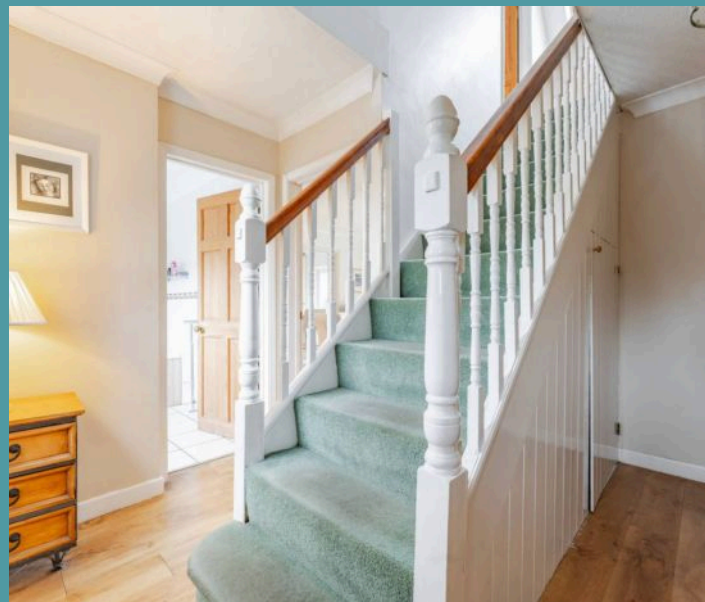
We understand that this property is freehold.

Connected to mains water and electricity.

Septic tank.

Heating system - Oil central heating.

Council Tax Band: D





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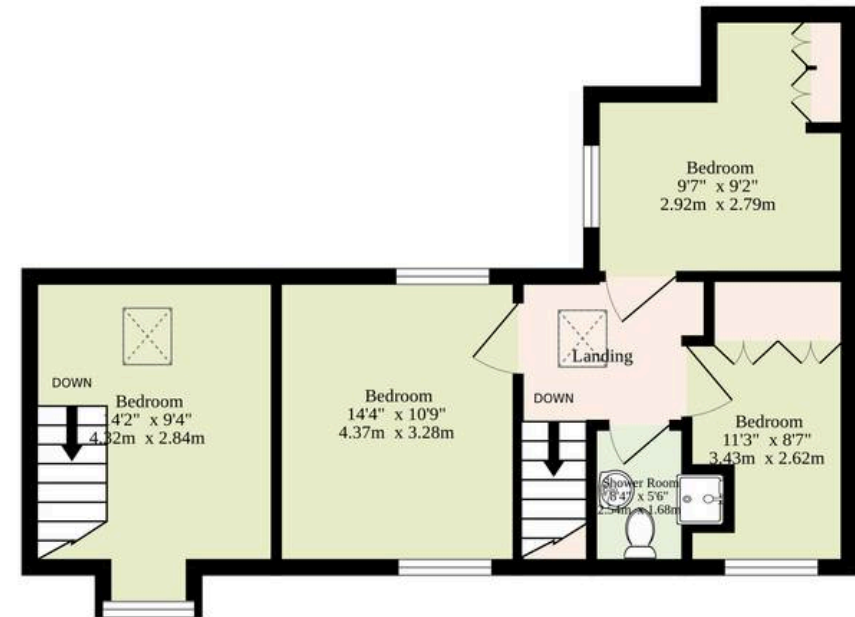
- Exquisite detached cottage set in the heart of the Norfolk broads, within the quaint village of Barton Turf
- A spacious and elegant sitting room, accentuated by a wood-burning stove that invites relaxation and entertaining
- Kitchen/breakfast room equipped with bespoke wall and base units, integrated appliances, and a breakfast bar unit, perfect for both casual dining and hosting guests
- Dining room to encourage intimate family meals or gatherings with loved ones, complemented by double doors that open onto the outdoor terrace
- Four double bedrooms, a shower room and a ground floor family bathroom
- An exceptional exterior flaunting a 36ft heated swimming pool, with a maintained patio for seating arrangements and laid to lawn, overlooking scenic countryside fields
- A beautiful façade that is secluded by well-kept hedging, with a gravel driveway that provides off-road parking for residents and visitors
- Close proximity to the city of Norwich, offering a wider range of amenities, as well as the coast and surrounding riverside villages



Ground Floor
888 sq.ft. (82.5 sq.m.) approx.



1st Floor
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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