



13 Laurel Farm Barns Market Street, Tunstead
Norwich



Minors & Brady

13 Laurel Farm Barns Market Street

Tunstead, Norwich

Laurel Farm Barns offers a beautifully presented two-bedroom semi-detached barn conversion in the sought-after Broadland village of Tunstead, close to Hoveton and Wroxham. Set within an exclusive collection of converted farm buildings, the property combines countryside charm with modern living, just a short distance from local shops, schools and riverside dining. The home features an open-plan lounge and kitchen with patio doors leading to a private, south-facing garden ideal for entertaining. The master bedroom boasts built-in storage and an en-suite, complemented by a second double bedroom and a family bathroom. Ample off-road parking, a gated entrance, and an integral garage provide convenience and security. Surrounded by scenic walking routes and waterways yet only 30 minutes from Norwich and the coast, this home offers the perfect balance of tranquillity and accessibility.

- Two well-proportioned bedrooms, including a master with en-suite and built-in storage
- Bright and spacious open-plan lounge and kitchen with garden access
- Underfloor heating throughout for modern comfort
- Private, south-facing rear garden with paved terrace and lawn
- Integral garage plus ample off-road parking and gated side access
- Part of an exclusive development of characterful barn conversions



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The Location

Laurel Farm Barns enjoys an enviable setting in Tunstead in the popular village of Hoveton, just a short, level stroll into the centre of Wroxham, often considered the gateway to the Norfolk Broads. This highly regarded area offers a perfect blend of natural beauty and everyday convenience, making it ideal for both permanent living and those seeking a slower pace of life without sacrificing amenities.

Nearby is Broadland High School, making the property particularly convenient for families. Within a short distance, you'll find everything from a large supermarket and local shops to charming riverside pubs, cafes, and restaurants, perfect for lazy weekends or dinner with friends. The area is also well-served by medical practices, a dentist, a post office, and even a department store, all contributing to a well-rounded village lifestyle.

For those who enjoy the outdoors, the surrounding area is rich with walking and cycling routes, while the nearby River Bure offers opportunities for boating, fishing, or simply enjoying the scenic waterways. Hoveton and Wroxham railway station is also just a short walk away, providing direct links to Norwich and the coastline – both reachable in around 30 minutes.



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Laurel Farm Barns, Tunstead

Set on the edge of the picturesque Broadland village of Tunstead, this beautifully presented semi-detached barn conversion blends rustic character with modern living. Perfectly positioned just a short drive from Hoveton and Coltishall, the property offers easy access to local village amenities, riverside dining, and everyday conveniences, all while enjoying a peaceful countryside setting.

Approached via a private shingled driveway, the property is part of an exclusive collection of thoughtfully converted farm buildings. It benefits from both an integral garage and ample off-road parking, with gated side access leading directly to the rear garden. The location strikes a perfect balance between privacy and community, offering a truly tranquil lifestyle.

Inside, the home is designed for comfort and functionality, with underfloor heating throughout. The welcoming hallway gives access to a family bathroom and the garage before opening into a spacious open-plan lounge and kitchen. Large windows and patio doors flood the living area with natural light while providing a seamless connection to the south-facing garden—ideal for alfresco dining and entertaining.



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The property offers two generously sized bedrooms, including a master suite complete with built-in storage and a private en-suite shower room. A well-appointed family bathroom serves the second bedroom, making the layout practical for couples, small families, or downsizers looking for a low-maintenance home without compromising on space or style.

Outside, the rear garden is both private and easy to maintain, featuring a paved terrace perfect for summer barbecues and a lawn area surrounded by mature shrubs. A nearby pond enhances the charming countryside atmosphere, creating a relaxing retreat right on your doorstep.

Agents Note

Sold Freehold

Connected to mains electricity, water and drainage.

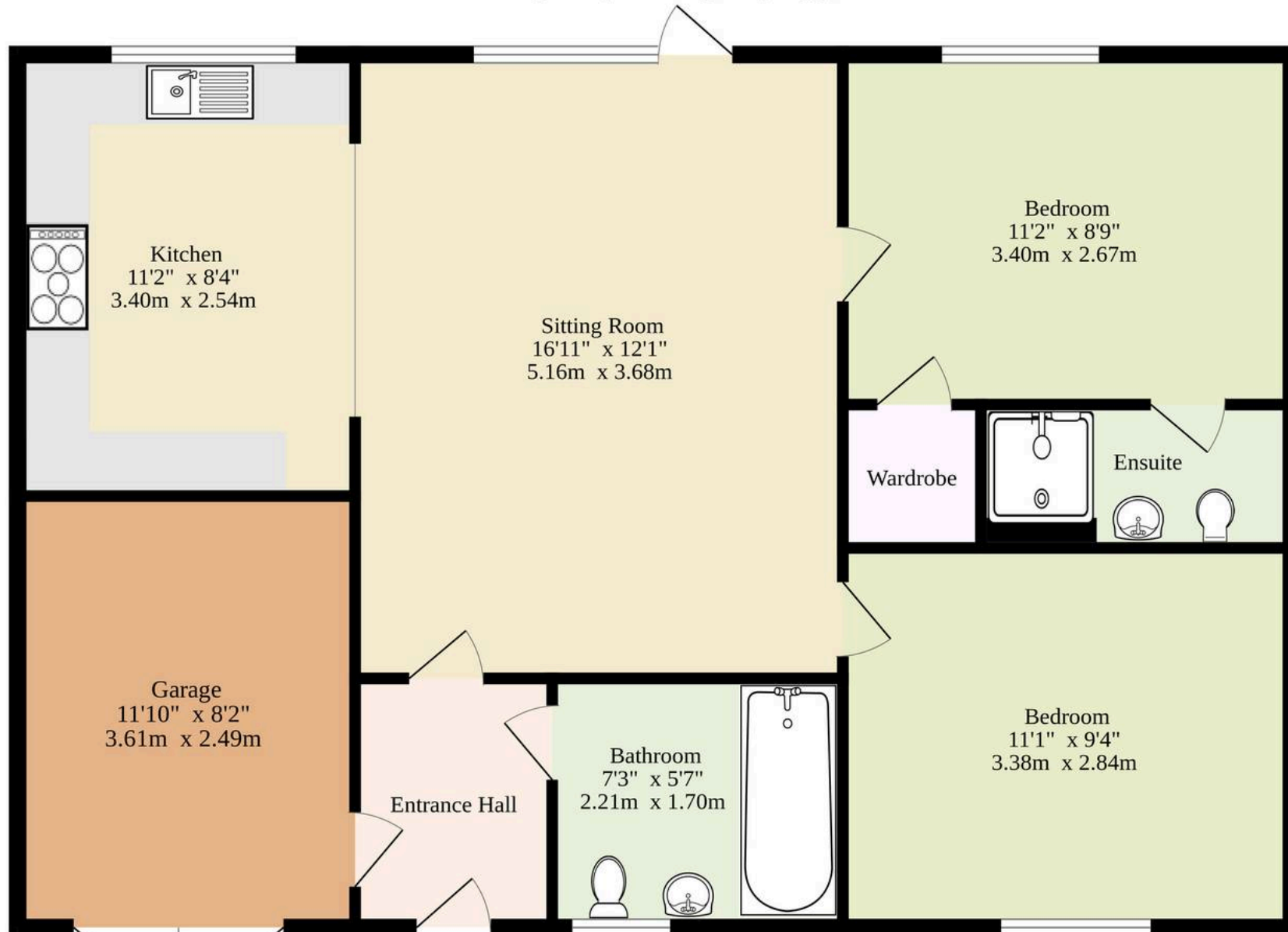
Maintenance £150 per annum for driveway and lighting

Neighbours have ROA over the driveway



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Ground Floor
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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Dreaming of this home? Let's make it a reality



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Branch Partner



Meet Karol
Property Valuer



Meet Claire
Aftersales Team Leader

Minors & Brady
Your home, our market



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