



Point House The Street, Barton Turf
Norwich

Minors & Brady

Point House The Street

Barton Turf, Norwich

Point House is a home that invites you to slow down, breathe, and imagine life at your own pace. From the moment you step through the front door, the sense of space, character, and warmth is immediately apparent, with versatile reception rooms ready to accommodate family life, entertaining, or quiet moments of reflection. The cosy snug with its brick-built fireplace, the expansive sitting room with French doors opening to the garden, and the kitchen that balances style with practicality all speak to a home designed for living. Upstairs, generously proportioned bedrooms are ready to be personalised to suit your own tastes, while the flexible study provides the perfect space for working from home. Outside, the south-facing cottage garden, sun terraces, and meandering pathways create a private sanctuary for relaxation, outdoor entertaining, or simply enjoying the peaceful rhythms of village life. With its combination of timeless character, spacious accommodation, and a location at the heart of the Norfolk Broads, Point House is more than a property, it is a home full of potential, a place where someone could truly put down roots and create a lifetime of memories.

Agents note

Freehold

Some images used in this listing have been AI staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

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Barton Turf, Norwich

- Chain free!
- Detached period residence full of character, positioned at the heart of the riverside village of Barton Turf, offering a unique blend of charm and space
- Generous corner plot providing both privacy and the feeling of openness, with a double garage and adjoining workshop for practical use
- Five large reception rooms including a snug with a cosy wood burner, a formal dining room opening into a light-filled conservatory, an expansive sitting room with dedicated study
- Kitchen with stylish olive-green cabinetry, wooden worktops, integrated oven and dishwasher, ample storage and space for a breakfast table, creating a hub for family life and entertaining
- Three large bedrooms upstairs, including a principal suite with en-suite facilities, all ready to be personalised to suit individual taste and style
- Additional space on the upper floor suitable as a study, home office or fourth bedroom, offering flexible accommodation for changing needs
- Family bathroom with potential for modernisation, complementing the period charm of the house and serving the needs of a growing household
- South-facing cottage garden carefully landscaped with mature shrubs and trees, meandering pathways, sun terraces, a greenhouse and timber shed, providing space for outdoor living and entertaining
- Close to the neighbouring villages of Neatishead and Wroxham for shops, schools, supermarket, doctors' surgery and post office, with Norwich and the Norfolk coastline within easy reach



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Location

The Street in Barton Turf is a quiet, linear village lane at the heart of this small Norfolk Broadland community. The village sits on the northern edge of Barton Broad, providing easy access to the waterways for boating and waterside walks. Barton Turf lies around 4 miles north of Wroxham, the main hub of the Broads, where residents can access supermarkets, boutiques, cafes, and restaurants. The Norfolk coast is within a reasonable drive, with Sea Palling approximately 10–12 miles to the east, offering sandy beaches and coastal marshes. While the village itself has limited shops, essentials are available in nearby Neatishead, including a local store and a pub, while larger shopping needs are met in Wroxham or Stalham.

Families benefit from Neatishead Church of England Primary School just over a mile away, with secondary schooling provided at Stalham High School. Transport links are modest but functional: bus routes connect Barton Turf to surrounding villages, while rail access can be reached in Wroxham for connections to Norwich and beyond. The lifestyle here blends rural tranquility with outdoor recreation: residents enjoy the Broads for boating, birdwatching, and walking, while still having ready access to schools, shops, and the coast, creating a balance between peaceful village life and practical connectivity.



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Occupying a generous corner plot, the property combines timeless character with space to grow and personalise. The accommodation is versatile and inviting, offering the perfect canvas for a thoughtful programme of modernisation.

Entering Point House, you are welcomed into a spacious and inviting entrance hall, setting the tone for the home's blend of character and practicality. To the front, a cosy snug showcases a brick-built fireplace with an inset wood burner, while a formal dining room encourages intimate family meals or entertaining friends in style, with internal doors opening into a light-filled conservatory. A convenient WC and a boot room cater to everyday life, providing practical spaces for outdoor wear and muddy boots after days exploring the Broads.

The kitchen is a beautiful and functional space, fitted with stylish olive-green cabinetry, wooden worktops, and integrated appliances including an oven and dishwasher, alongside ample storage for everyday organisation. Beyond, the expansive sitting room is a striking feature of the home, flooded with natural light from large sash windows and French doors opening onto the gardens. A fireplace with an inset wood burner adds warmth and character, creating an inviting space to gather with family or unwind with a book. Completing the ground-floor accommodation is a flexible study, ideal for anyone working from home, offering a quiet and adaptable space that balances productivity with comfort. Together, these reception rooms provide a thoughtful mix of relaxed living, entertaining, and practical family spaces, all brimming with potential to reflect your own personal style.

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Upstairs, three well-proportioned bedrooms are generously sized and ready for personalisation. The principal suite features an en-suite bathroom, while a second and third bedroom provide comfortable accommodation for family or guests. One bedroom includes built-in storage, and a fourth bedroom or study provides further versatility. Each room combines the charm of a period home with the opportunity to adapt and modernise to suit contemporary living.

Outside, Point House reveals its true charm. A double garage with adjoining workshop provides practical storage and workspace, while the rear of the property opens onto a beautifully established south-facing cottage garden. Mature shrubs and trees frame meandering pathways, sun terraces, a greenhouse, and a timber storage shed, creating a serene haven for relaxation, entertaining, and enjoying the quintessential Norfolk village lifestyle.

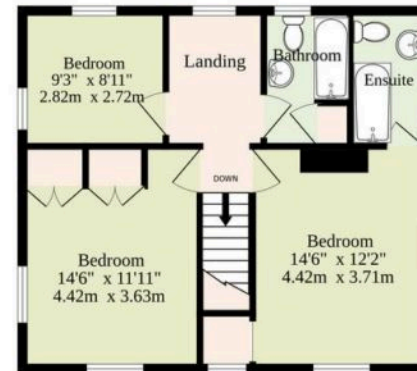
Point House is more than a property; it is a home with character, space, and potential, a place where someone could truly put down roots and enjoy the relaxed rhythms of Broads life for years to come. With its versatile accommodation, charming period features, and exceptional setting, it has all the ingredients to become a forever home.



Ground Floor
1768 sq.ft. (164.3 sq.m.) approx.



1st Floor
623 sq.ft. (57.9 sq.m.) approx.



Total Sqft Includes The Garage/Workshop

TOTAL FLOOR AREA : 2391 sq.ft. (222.1 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?

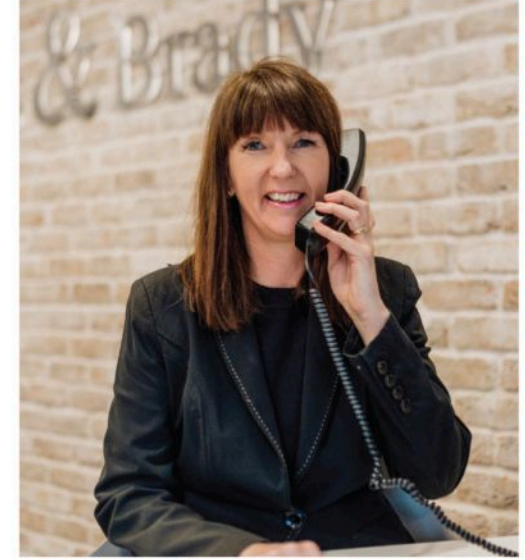
Let's make it a *reality*



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Meet *Karol*
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Meet *Claire*
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Minors & Brady

Your home, our market



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