



Heron Wycke Berry Hall Road, Barton Turf

Norwich



Minors & Brady

This stunning property offers a rare opportunity to secure a home in the tranquil and highly sought-after Norfolk Broads, set within the peaceful village of Barton Turf. Its flexible layout caters perfectly to multi-generational living, with a self-contained ground floor annexe providing independence alongside spacious family accommodation upstairs. Light-filled, contemporary interiors are complemented by well-considered design, blending modern comfort with a sense of character throughout. The property sits on an expansive plot, featuring beautifully landscaped gardens, a sun terrace, and versatile outbuildings including a summerhouse and greenhouse. Its rural setting provides both privacy and proximity to Barton Broad and the nearby hub of Wroxham, combining serenity with convenience. Homes of this quality, offering both adaptable living spaces and generous outdoor areas in such a picturesque location, are exceptionally rare.

- Rarely available home in the peaceful village of Barton Turf within the Norfolk Broads
- Versatile accommodation with a ground floor annexe space ideal for multi-generational living or guests
- Four spacious bedrooms, including a master suite with en-suite and a study/fourth bedroom
- Light-filled, contemporary interiors featuring modern finishes and a welcoming open-plan layout
- Expansive, landscaped gardens with a sun terrace, mature trees, and a wide lawn
- Timber summerhouse and greenhouse providing additional adaptable outdoor space
- Rural setting offering privacy while being close to Barton Broad and the Broadland hub of Wroxham
- Generous parking and garage with workshop space, accessed via five-bar gates





M&B

Heron Wycke Berry Hall Road

The Location

Berry Hall Road in Barton Turf captures the charm and serenity of traditional English village life. Nestled in the heart of Norfolk's celebrated Broads countryside, this peaceful road is surrounded by open fields, winding waterways, and scenic footpaths that invite both walkers and nature lovers to explore.

Barton Turf itself is a small, picturesque village, renowned for its unspoiled natural environment and strong sense of community. The village sits on the edge of the Norfolk Broads, a network of rivers and lakes famous for boating, wildlife and waterside walks.

Barton Turf is particularly known for its historic parish church, St Michael and All Angels, which boasts a unique thatched bell turret, and its charming traditional cottages that reflect the area's rich history.

Despite its rural setting, Barton Turf and the surrounding area offer a range of amenities for daily life. Nearby, the village hosts a well-regarded local pub that serves as a hub for community gatherings, as well as local shops providing essentials.

Just a short drive away are larger villages and market towns such as Wroxham and Acle, which offer supermarkets, schools, healthcare facilities, restaurants, and leisure options. Outdoor enthusiasts benefit from proximity to the Norfolk Broads, where boating, fishing, and cycling opportunities abound, while walking and nature trails in the area provide a perfect escape into the countryside.



Heron Wycke Berry Hall Road

Berry Hall Road, Barton Turf

This exceptional, beautifully presented home offers a rare opportunity to acquire a property in one of the most desirable locations within the Norfolk Broads. Set in the peaceful village of Barton Turf, close to the tranquil Barton Broad and just a short drive from the Broadland hub of Wroxham, homes of this quality and setting are seldom available. Perfect for growing families or multi-generational living, the property boasts four generous bedrooms, including a versatile ground floor annexe, as well as extensive living spaces and a beautifully maintained garden.

Upon entering, you are welcomed by a light and airy entrance hall with a modern glass balustrade staircase. The hall is tastefully screened from the dining area with shelving and glazed panels, creating a seamless flow while retaining a sense of privacy. The spacious sitting room is the heart of the home, featuring a striking contemporary wood-burning stove and a bow window that bathes the room in natural light. Glazed double doors open into the conservatory, where a pitched roof and attractive flooring provide a perfect space for relaxing while enjoying views over the garden.

The open-plan kitchen and dining area is both practical and stylish. A generous range of base and wall units is complemented by a breakfast bar beneath a window overlooking the rear garden. Skylights allow for an abundance of natural light, while integrated appliances, including a double oven and hob with hood, ensure a fully equipped space for cooking and entertaining. Double doors lead through to the utility room, which, together with the adjacent ground floor bedroom, forms a self-contained annexe, ideal for multi-generational living, guests, or a home office. The adjoining laundry area, created from part of the garage, offers further storage and houses the boiler and hot water cylinder.



M&B

Heron Wycke Berry Hall Road

The ground floor annexe is a true highlight of the property. Bedroom One is exceptionally spacious, with vaulted ceilings, Velux windows, and bi-fold doors opening onto the garden, offering both privacy and independence. A wet-room style ensuite complements this space perfectly.

Upstairs, the first floor provides three further bedrooms, including a generous master suite with its own en-suite featuring a freestanding slipper bath. Bedrooms Two and Three are bright and well-proportioned, with fitted storage and views over the garden and neighbouring paddocks. Bedroom Four currently serves as a study but could easily function as an additional bedroom. A shower room completes the first-floor accommodation.

Externally, the property is equally impressive. Approached via five-bar gates onto a wide gravel drive, there is ample parking and access to a garage with workshop space. The front garden is beautifully landscaped with mature flower and shrub borders, while the west-facing rear garden extends into a wide lawn bordered by specimen and fruit trees. A sun terrace adjoins the house, accessed from both the conservatory and annexe bedroom, providing a perfect spot for outdoor entertaining. At the far end of the garden, a raised deck hosts a large timber summerhouse with a greenhouse alongside, offering additional versatile space.

Agents Note

This property will be sold freehold and connected to oil-fired heating, Klargester system (2020) and mains water and electricity.



Ground Floor
1752 sq.ft. (162.8 sq.m.) approx.

1st Floor
481 sq.ft. (44.7 sq.m.) approx.



Incl Summer House

TOTAL FLOOR AREA : 2233 sq.ft. (207.5 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.

Made with Metropix ©2026

Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk