



Farthings Pennygate, Barton Turf

Norwich



Minors & Brady

An exceptional countryside home, perfectly positioned within a private and tucked-away setting. This deceptively spacious detached property offers flexible accommodation across two floors, ideally suited to modern family living. Accessed via gates and a driveway, the home immediately provides a sense of privacy, complemented by a landscaped front garden. Internally, a stylish gloss white kitchen, generous living areas, and a notably large conservatory create a bright and practical living environment. The established gardens are a standout feature, with well-maintained lawns, colourful flowers, mature shrubs, and a charming brick-walled garden enhancing the outdoor space. A classic rural home that has been lovingly cared for, offering both character and versatility in an idyllic village position.

- Positioned within a wonderfully private and tucked-away setting, offering a real sense of seclusion and tranquillity
- A deceptively spacious detached home, thoughtfully arranged to provide both comfort and flexibility for everyday living
- A versatile layout across two floors, ideal for families or those seeking adaptable living and working spaces
- Accessed via gates with a driveway and garage, creating a welcoming approach with ample parking
- Generous and well-proportioned living areas, designed to maximise light and create a warm, inviting atmosphere throughout
- A stylish gloss white kitchen with adjoining dining space, perfectly suited for both day-to-day use and entertaining
- An impressively large conservatory that enhances the living space and provides beautiful views over the garden
- Established gardens that have been lovingly maintained, featuring a variety of flowers, mature shrubs, and greenery
- A charming brick-walled garden adding character, privacy, and a picturesque outdoor setting



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Farthings Pennygate

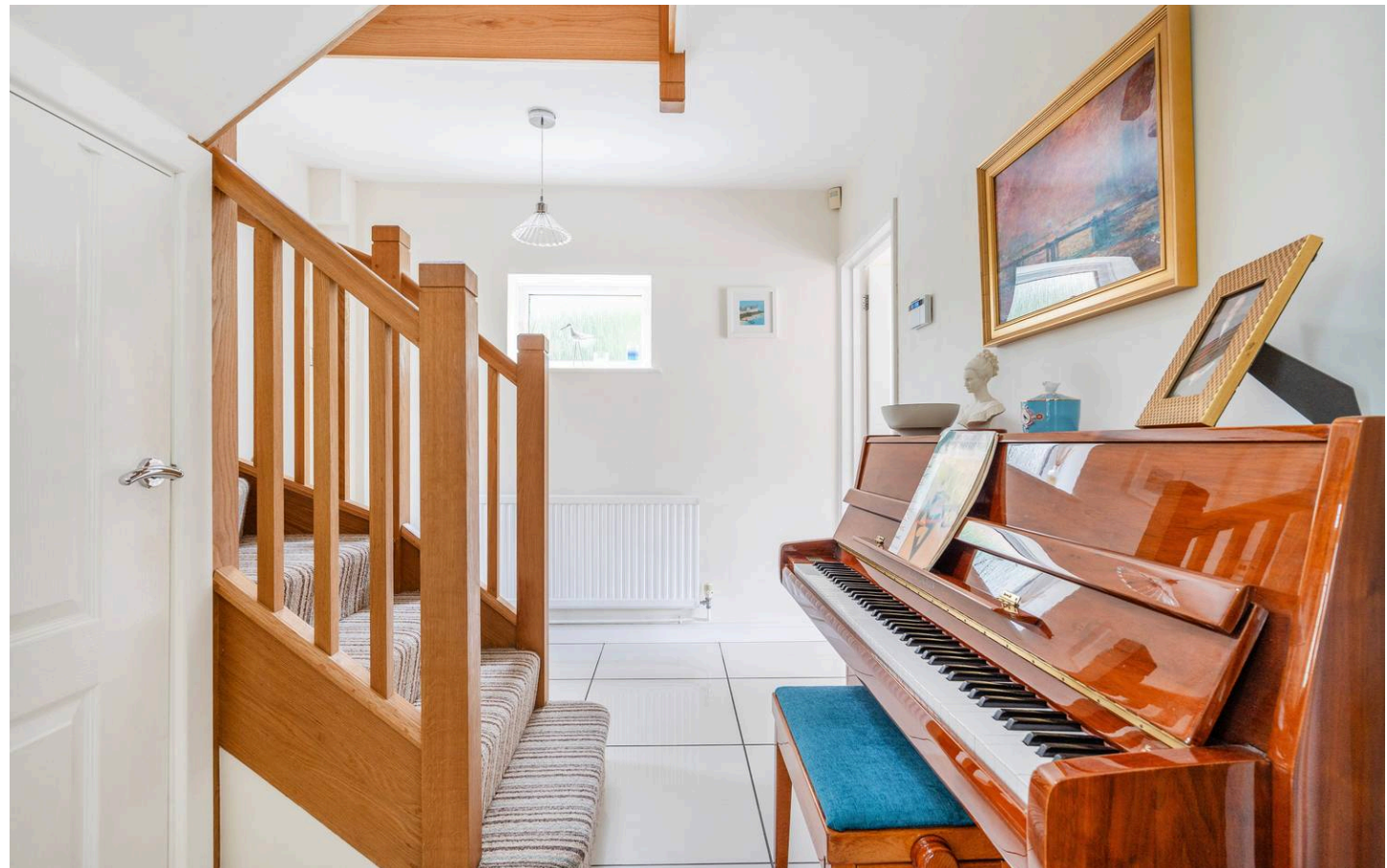
Barton Turf, Norwich

The Location

Barton Turf encapsulates the essence of idyllic countryside living, set within the heart of Norfolk's picturesque landscape. This charming village enjoys a peaceful and unspoiled setting, surrounded by open countryside that reflects the area's natural beauty and enduring sense of tranquillity. It offers a timeless atmosphere, where a strong sense of community and rural character remains at the forefront of village life.

The village itself is renowned for its scenic surroundings, with nearby waterways, expansive green fields, and a network of footpaths and quiet lanes that invite exploration. This makes it particularly appealing to those who appreciate outdoor pursuits and a lifestyle connected to nature, while still enjoying the comfort of a well-established village environment.

Character properties sit harmoniously within the landscape, blending traditional architecture with the surrounding pastoral scenery. Life here offers a welcome retreat from the pace of more urban areas, providing a calm and relaxing setting without feeling isolated. The wider area, including the Norfolk Broads, is easily accessible, adding to the appeal of the location and offering further leisure opportunities.



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Farthings Pennygate

Barton Turf, Norwich

Pennygate, Barton Turf

This deceptively spacious and well-maintained detached home is set within a peaceful village location, occupying a private and tucked-away position that enhances its sense of seclusion and charm.

Accessed via gated entry and a driveway, the property immediately presents itself as a classic rural home, offering flexible accommodation arranged over two floors. The layout is both practical and versatile, easily adapting to a range of lifestyles, making it well suited to family living or those seeking additional ground floor space.

Upon entering, a welcoming entrance hall provides access to the principal living areas and features a distinctive staircase rising to the first floor. The living room is positioned to the rear, enjoying a pleasant outlook and centred around a feature fireplace, creating a comfortable and inviting space. From here, access is provided to a ground floor bedroom, offering excellent flexibility as either a sleeping area, guest space, or an additional reception room depending on requirements.

The kitchen / dining room is arranged to one side of the property and offers a stylish range of gloss white fitted units, combining practicality with a clean and contemporary finish.



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Ample storage is provided, including a useful larder cupboard, while the layout allows for both everyday functionality and dining. This space flows naturally into a notably large conservatory, creating a bright and airy extension of the home that overlooks the garden and provides direct access outside, making it ideal for both relaxing and entertaining.

Further ground floor accommodation includes a rear lobby leading to a utility room and a separate cloakroom, adding to the overall practicality of the home.

To the first floor, the landing gives access to two well-proportioned bedrooms, both enjoying rear-facing aspects, along with a family bathroom. In addition, there is a further room which offers versatility as a study, home office, or dressing room, providing valuable additional space for modern living.

Externally, the property continues to impress with well cared for outside spaces. A landscaped front garden provides an attractive approach, while the established gardens to the rear are thoughtfully arranged with a variety of flowers and shrubs, creating a colourful and mature setting throughout the seasons. A charming brick-walled garden adds character and a sense of enclosure, further enhancing the appeal. The inclusion of a garage and driveway parking completes the offering.

Agents Note

This property will be sold freehold.

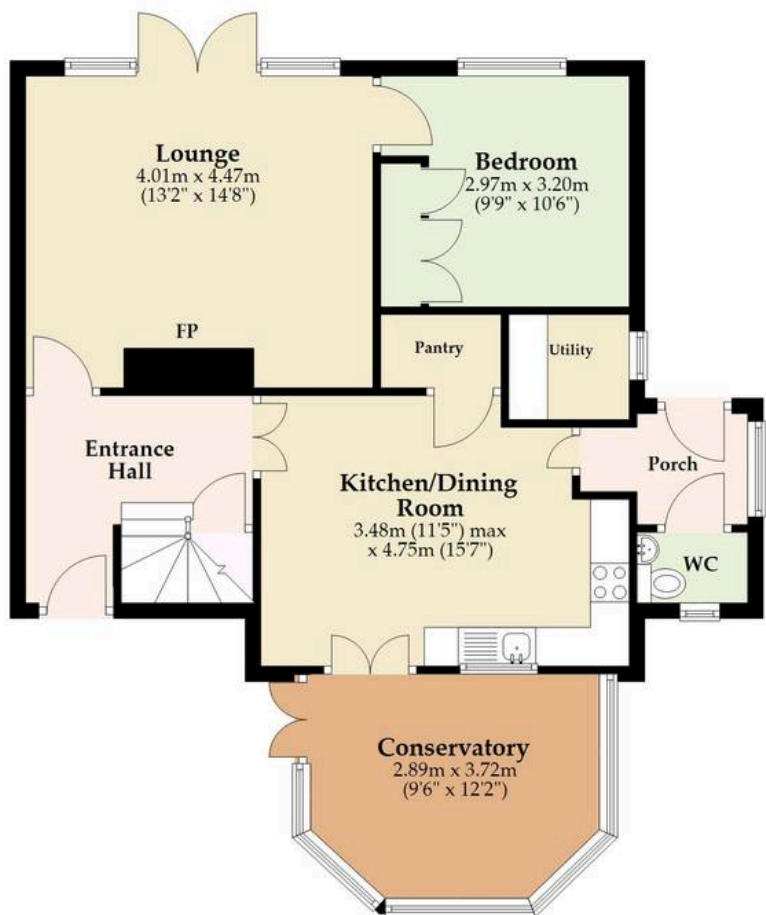
Connected to oil-fired heating, mains water, electricity, and septic tank.



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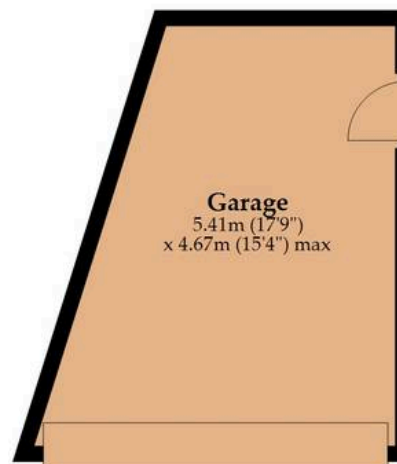
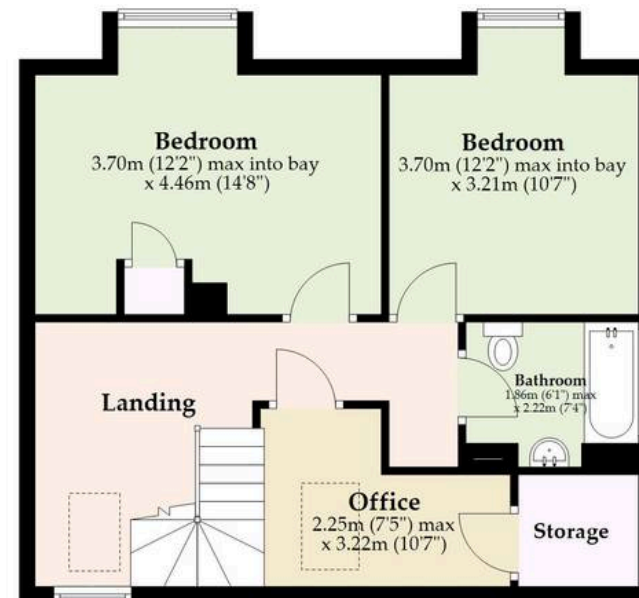
Ground Floor

Approx. 91.3 sq. metres (982.2 sq. feet)



First Floor

Approx. 52.2 sq. metres (562.1 sq. feet)



Total area: approx. 143.5 sq. metres (1544.3 sq. feet)



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.

Plan produced using PlanUp.

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Minors & Brady
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