

# WATERSIDE

ESTATE AGENTS

HALL ROAD,  
BARTON TURF

OFFERS OVER  
£1,500,000  
FREEHOLD















## RHALL ROAD, BARTON TURF, NORFOLK NR12 8AR

- Highly sought after and rarely available location
- Direct frontage onto Lime Kiln Dyke, less than 1 mile from Barton Broad
- Approximately 1 acre of immaculate south facing grounds
- 5/6 bedrooms
- 3 reception rooms, 3 bath/shower rooms
- Moorings for multiple craft, double boatshed plus over 100ft of private moorings
- Extensive vehicle storage with a 2 car cart shed and a triple garage/workshop

A beautifully presented, hugely versatile and incredibly private family home set in an acre of immaculately kept grounds leading down to a substantial boatshed with over 100ft of private moorings. With direct access out onto the water leading out to the entire Norfolk Broads network.

This highly sought after and rarely available location offers all of the lifestyle benefits of a prime waterside position, whilst also providing incredible privacy and tranquility.

The well proportioned and flexible accommodation consists of an entrance hall, reception hall, bay fronted, south facing sitting room, dual aspect dining room, octagonal garden room, well-fitted kitchen/breakfast room with utility room, master bedroom with en-suite shower room, four further double bedrooms. Study/Bedroom 6, family bathroom and additional shower room.

Approached via double gates, the property offers substantial parking for numerous vehicles with a double cart shed and a detached three car garage/workshop.

Properties in this highly prized location seldom come to the market. An early viewing is strongly recommended.

### ACCOMMODATION

#### Entrance Hall

Triple aspect, tiled floor, built in storage, down lighters.







### **Reception Hall: 20'1" x 10'0"**

Glazed door and side panels looking out over the rear garden with access out over the south facing terrace. Oak staircase, moulded cornices and ceiling rose, three covered radiators, partially panelled walls and an ornamental marble fireplace.

### **Sitting Room: 16'0" x 14'0"**

Bay window to rear aspect with views out over the rear garden, part glazed double doors from hallway, moulded cornice, ceiling rose, down lighters, impressive ornate wooden fireplace with fitted over mantle mirror housing a woodburner with tiled hearth. Wall lights, two covered radiators, window to side.

Glazed walkway leading to:

### **Garden Room: 12'0" x 12'0"**

Octagonal garden room with tiled roof, feature roof lantern and far reaching views of the garden. Three radiators, French doors to rear terrace.

### **Dining Room: 14'0" x 12'0"**

Dual aspect with bay windows to side and rear. Part glazed double doors from hall, two covered radiators, open fireplace, moulded cornices and a ceiling rose.

### **Kitchen/Breakfast Room: 14'10" x 14'0"**

A hand built ash kitchen finished with granite worktops offers an extensive range of wall and floor mounted storage units with ceramic sink, oil fired AGA and a built in fridge freezer, newly laid tiled floor, partially tiled walls, windows to front and side, moulded cornices and down lighters.

### **Utility Room**

Butler sink with storage under, oil fired boiler, radiator, tiled floor, window to front aspect.

### **Study/Bedroom 6: 10'2" x 8'5"**

Bay window to front aspect, window to side, moulded cornice, radiator.

### **Bedroom 5: 14'0" x 10'0"**

Currently used as a home cinema. Window to side, four-door fitted wardrobe, radiator, moulded cornice.





## **Shower Room**

High level w/c, wash basin, shower cubicle, covered radiator, downlighters, moulded cornices.

## **FIRST FLOOR**

### **Galleried Landing**

Ceiling rose, moulded cornices, covered radiator. Large walk-in airing cupboard.

### **Master Bedroom: 17'1" x 14'0"**

Dual aspect with far reaching views of the garden. Two radiators, down lighters, moulded cornices.

### **En-Suite Shower Room**

Low level w/c, wash basin, shower enclosure, fully tiled walls, extractor fan, radiator, window to front aspect.

### **Bedroom 2: 16'0" x 10'3"**

Windows to front aspect with views out over open fields. Two radiators, downlighters, built in wardrobe, double doors to landing.

### **Bedroom 3: 15'1" x 14'1"**

Dual aspect with windows to side and rear. Two radiators, moulded cornices, down lighters.

### **Bathroom**

Low level w/c, vanity wash basin, panelled bath with shower attachment, radiator and heated towel rail, built-in cupboards, partially tiled walls, windows to front and side.

### **Bedroom 4: 10'0" x 9'1"**

Window to rear, radiator.









## OUTSIDE

The property is approached via double gates leading to a substantial Tarmac driveway offering parking for multiple vehicles, with undercover parking provided by a detached double cart shed.

### **Triple Garage/Workshop: 19'10" x 16'1" plus 24'8" x 12'4"**

A detached brick-built three car garage with three sets of double doors, power and light connected. The workshop area, currently used as a gym, is insulated and heated with the whole building offering potential for a number of uses including an annexe, home office or even perhaps a separate holiday let - all subject to the necessary planning permission.

In total, the garden and grounds extend to approximately one acre with the vast majority of the plot located to the rear of the house, enjoying a south facing aspect.

The rear garden is loosely divided into three sections, the first being a sizeable formal garden with a large newly laid south facing terrace running the full width of the house looking out over an immaculately maintained lawn with mature, well stocked borders.

Steps lead down to the ornamental garden with well tended, decorative hedging, and this in turn leads to the far end of the plot, the idyllic waterside garden. The perfect setting for anyone with an interest in water-based pursuits.



A slipway offers the perfect launching point for kayaks, canoes or paddleboards. There is approximately 100ft of quay headed private mooring to the side, providing spaces for 2-3 boats with a further 75ft of quay heading directly onto Lime Kiln Dyke, offering the ideal vantage point to sit and fish or simply to sit and watch life on the water float on by.

There is also an impressive detached boat house of timber construction under a tiled roof measuring 33'6" x 21'8" with water and shore power provided.

A further mooring measuring approximately 25' x 15' sits directly in front of the boat house, leading straight out onto the dyke.

From Lime Kiln Dyke, it is a journey of barely one mile to get to Barton Broad, Norfolk's second largest Broad, a 164 hectare nature reserve owned and maintained by the Norfolk Wildlife Trust, and a Site of Special Scientific Interest, reputed to be one of the places that Nelson learned to sail, Barton Broad has one of the most important sailing scenes on the Broads.

Home to the Norfolk Punt Club and the Nancy Oldfield Trust, a major regatta is held every year during August Bank Holiday when hundreds of boats flock to the Broad to race. A truly magical location.

The neighbouring village of Neatishead offers a variety of amenities including The White Horse Inn, a community run village store, state of the art village hall and a primary school, rated Outstanding by Ofsted in 2019.

## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity

Private drainage.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

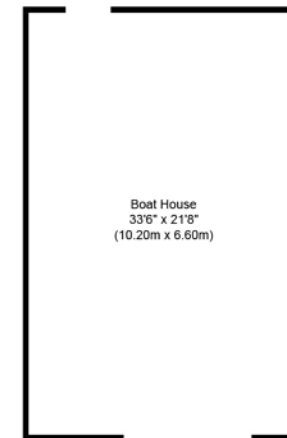
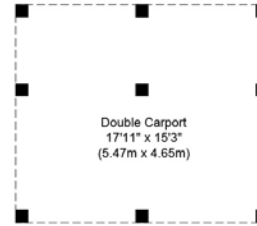
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.

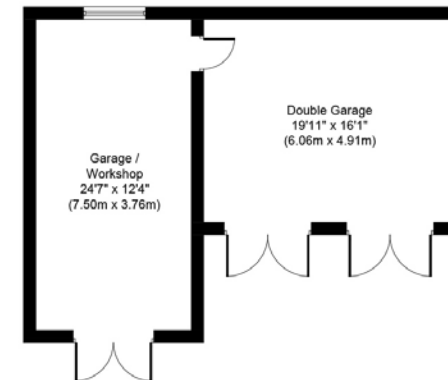
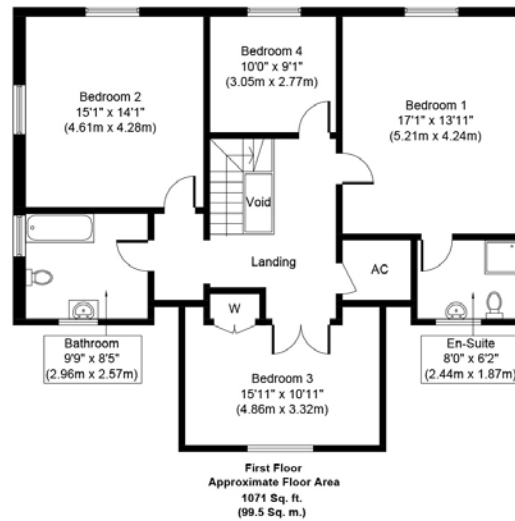








Boat House  
Approximate Floor Area  
724 Sq. ft.  
(67.3 Sq. m.)



Garage  
Approximate Floor Area  
637 Sq. ft.  
(59.2 Sq. m.)

(Outbuildings not shown in  
in correct location/orientation)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC









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