



HALL ROAD, BARTON TURF
£1,450,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





HALL ROAD, BARTON TURF, NORFOLK NR12 8AR

- Rare waterside development opportunity
- An award winning waterside property set in approximately 1 acre which includes 2 building plots, both with detailed planning permission
- Main house - 3 bed, 2 bathroom/shower, 2 reception rooms with 35ft balcony
- 150ft of private quay heading plus a 49ft covered dock
- Detailed planning permission for 2 detached 4 bedroom bungalows - both with direct water access and moorings

Hidden away in a peaceful and private corner of the Broads is this highly unusual one acre plot which contains an award winning waterside property along with two building plots, both offering detailed planning permission for detached, single storey dwellings, with double garages and moorings.

Originally the site of Neatishead boatyard, the land was purchased in the 1980s by the architect who went on to design the existing property which was completed in 1988. Of brick and block construction set upon steel and concrete piles, to an award winning standard, recognised for its design, specification and craftsmanship. It has been used by the family as a beloved year-round second home ever since.

The generous upside-down accommodation consists of an entrance hall, cloakroom, two double ground floor bedrooms both served by en-suite bathroom/shower rooms. The spacious first floor comprises a 26ft long triple aspect kitchen/dining room, utility room, bedroom 3 and a 27ft long triple aspect living room with access out onto a large south facing balcony/sun terrace.

Other features include UPVC sealed unit double glazing, electric heating complemented by a 9kw wood burner stove and mahogany internal doors.

The two building plots, which combined extend to approximately 0.4 acres, have permission for two detached bungalows, both with four bedrooms, double garage and private moorings.

Completely unseen from the road, this site sits directly on Lime Kiln Dyke, only a mile from Barton Broad.

Barton Turf is a small, unspoilt and highly sought after village at the heart of the Norfolk Broads within easy reach of a wealth of local amenities with Wroxham approximately 5 miles away and two close market towns, Stalham (5 miles) and North Walsham (8 miles).



MAIN HOUSE

Entrance Hall

Front room, tiled floor, door to rear.

Cloakroom

Wash basin and w/c, window to rear. Fully tiled, electric heater.

Inner Lobby

Tiled floor, staircase to first floor, 2 built in storage cupboards.

Bedroom 1: 13'5" x 12'8"

Dual aspect with window to rear with views over the water. Wall lights, electric heater.

En-Suite Bathroom

W/c, wash basin and panelled bath, tiled walls, window to rear, extractor fan. Heated towel rail.

Bedroom 2: 13'5" x 12'8"

Dual aspect, electric heater, wall light.

En-Suite Shower Room

Low level w/c, wash basin, shower enclosure, fully tiled, extractor fan, built in airing cupboard. Heated towel rail, wall mounted fan heater.





FIRST FLOOR

Landing

Kitchen/Dining Room: 26'7" x 11'10"

Full range of wall and floor mounted storage units with sink unit and drainer, electric cooker point, built in fridge, plumbing for dishwasher. Triple aspect, tiled floor. Wall mounted electric heater.

Utility Room: 11'4" x 5'11"

Sink unit and drainer, plumbing for washing machine, Velux window to side.

Bedroom 3: 10'6" x 9'5"

Velux window to side. Wall mounted electric heater.

Living Room: 27'3" x 13'6"

Spacious triple aspect reception room with wood burning stove. Large tilt and turn patio doors leading out onto a large south facing balcony with views out over the water and Lime Kiln Dyke beyond.

OUTSIDE

The property is unseen from the road, well set back from Hall Road, accessed via a 5 bar gate which leads to a private driveway providing off road parking for multiple vehicles.

The well established plot extends to approximately 0.5 acres with a variety of mature trees, shrubs and flowering borders, and a south facing lawned garden running down to the water's edge.





The property offers private mooring for multiple craft with quay heading extending to approximately 150 ft which includes a covered mooring dock which measures approximately 49ft x 13ft with electricity and water supplied.

The site also includes a workshop and greenhouse/conservatory.

ADDITIONAL INFORMATION

Services: Mains water and electricity. Treatment plant drainage.

The property is adjacent to two building plots which have planning permission to have two waterside bungalows built (both plots are available by separate negotiation). Right of way is granted to the adjacent plots.

BUILDING PLOTS

Planning permission was originally obtained for the redevelopment of the site, which at that stage included four residential dwellings, in 1985 with construction of the first property, Plot 4, completed between 1986 - 1988.

Plot 5 sits directly onto Lime Kiln Dyke with a mooring dock and an additional 100ft of quay headed moorings.

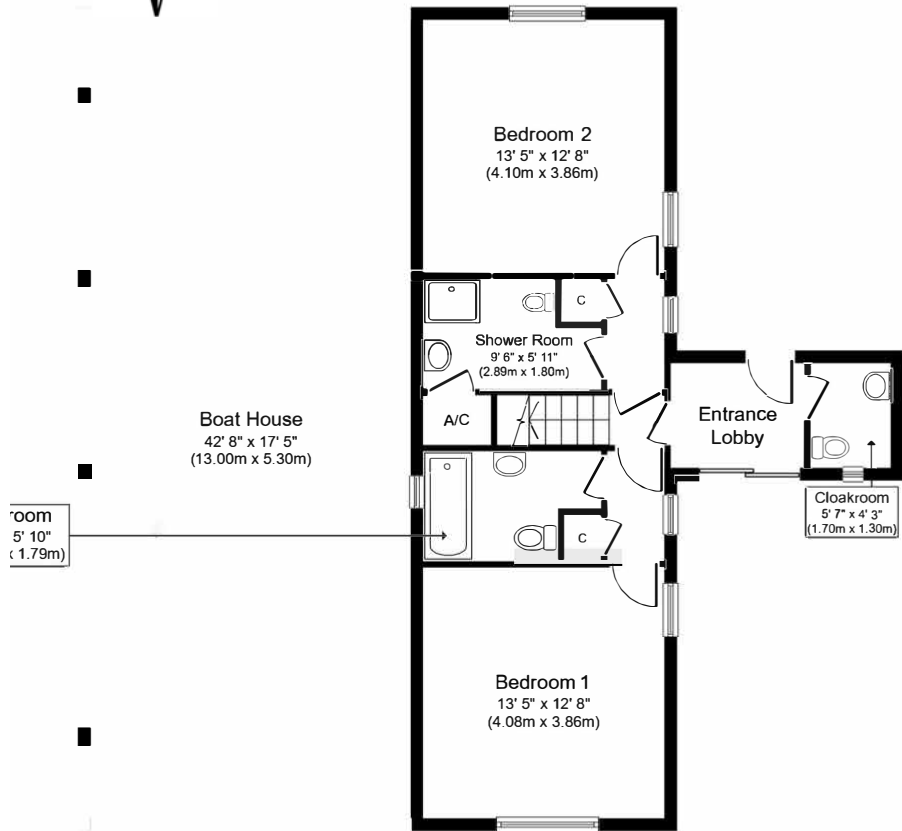
Plot 3 has direct water access and moorings.

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.

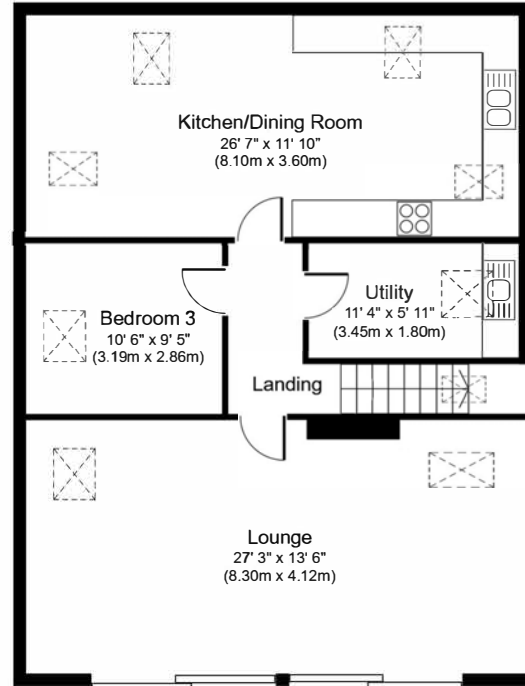
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





Ground Floor
Approximate Floor Area
615 sq. ft.
(57.1 sq. m.)

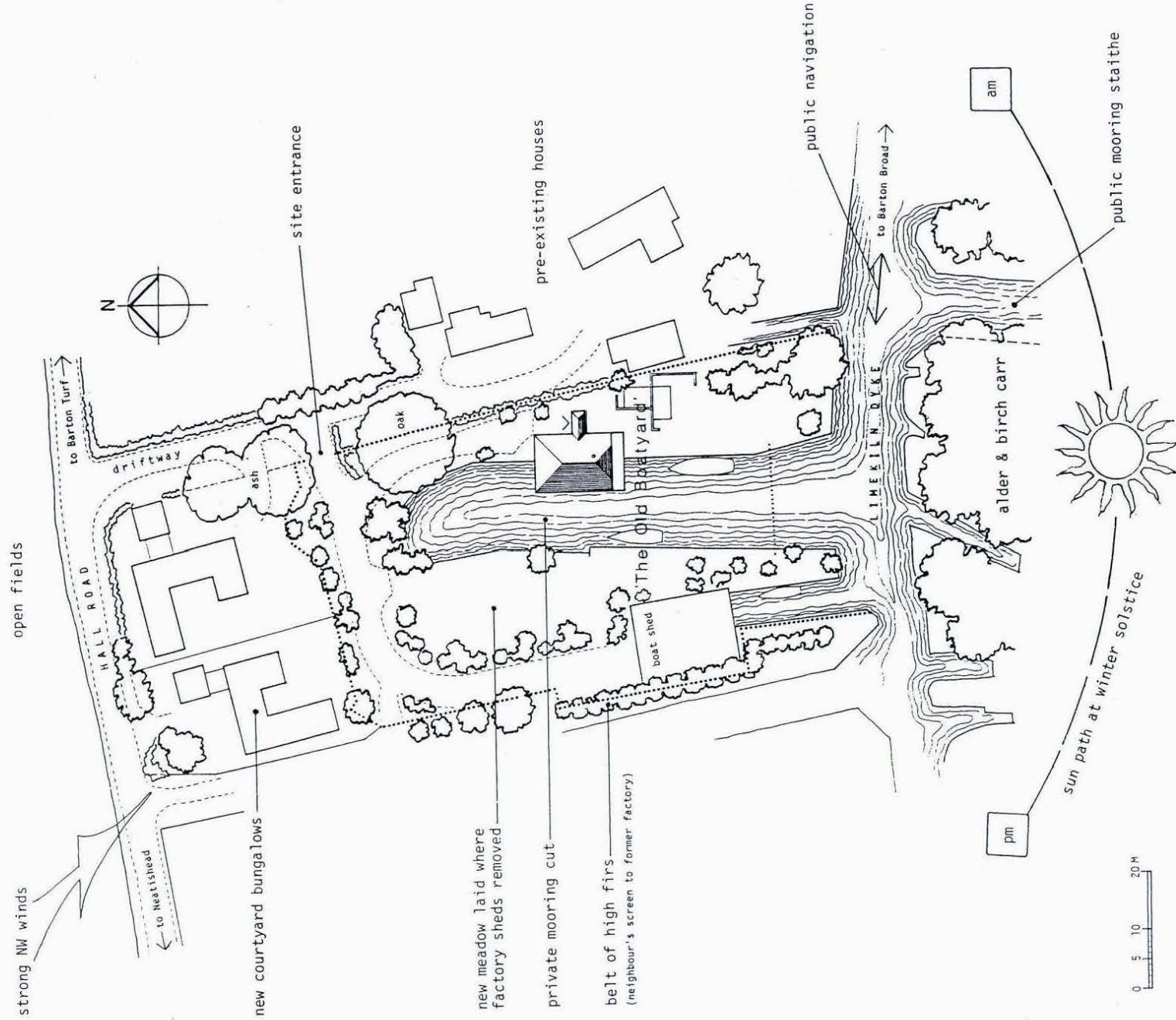


First Floor
Approximate Floor Area
933 sq. ft.
(86.7 sq. m.)

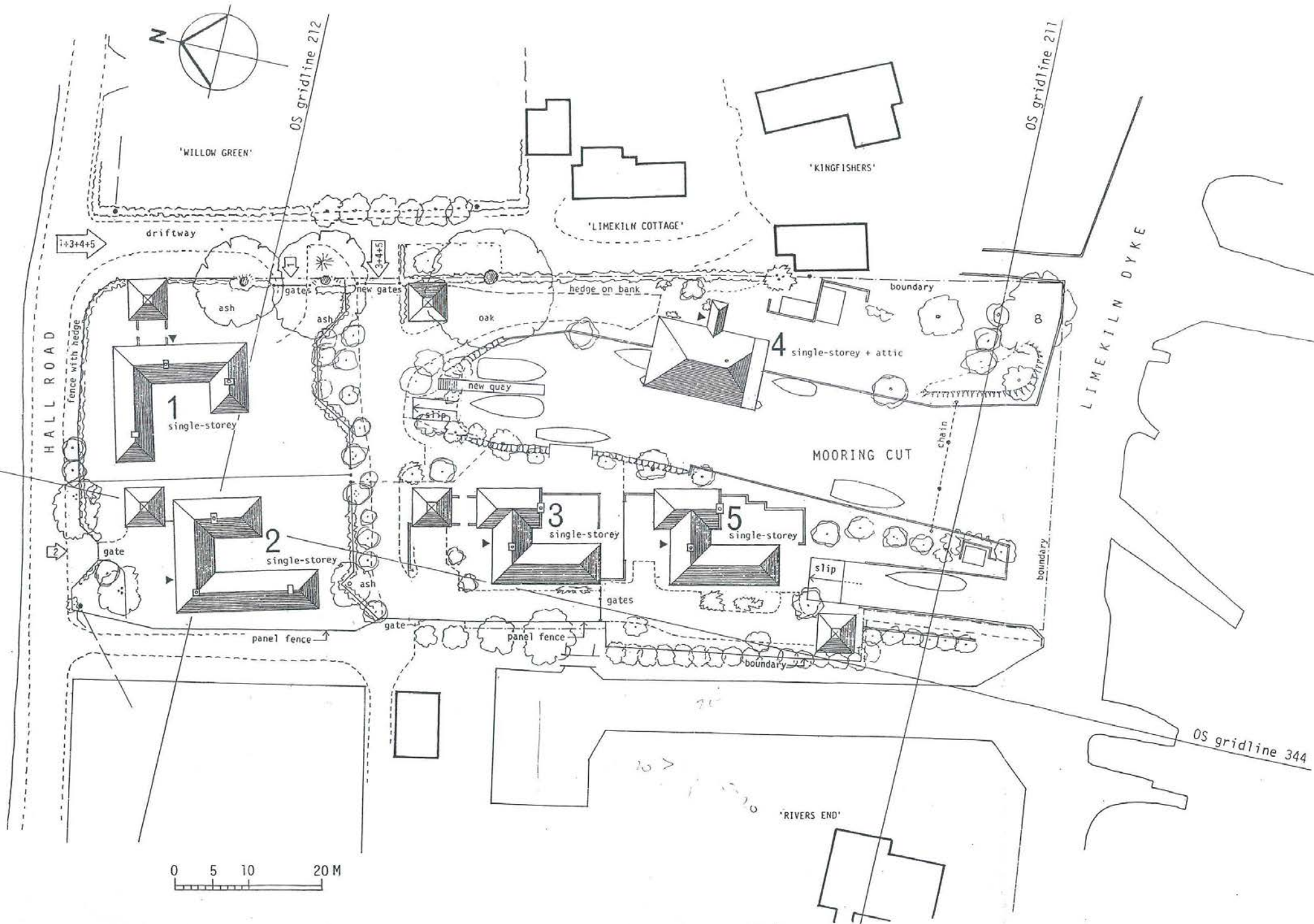
PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	35
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

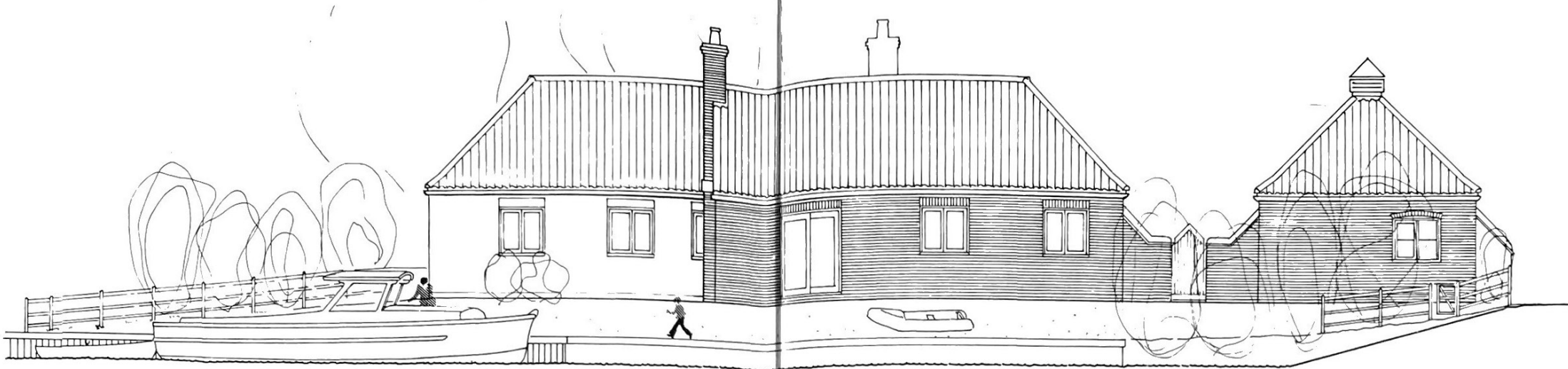




'The Old Boatyard', Barton Turf – site plan

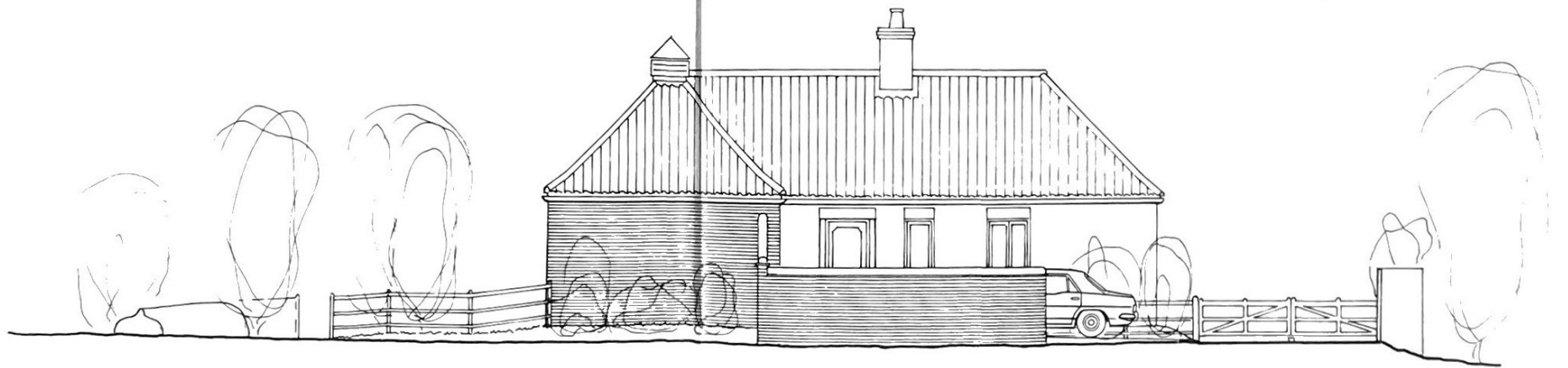


NEATISHEAD BOATYARD REDEVELOPMENT : BLOCK PLAN scale 1:500

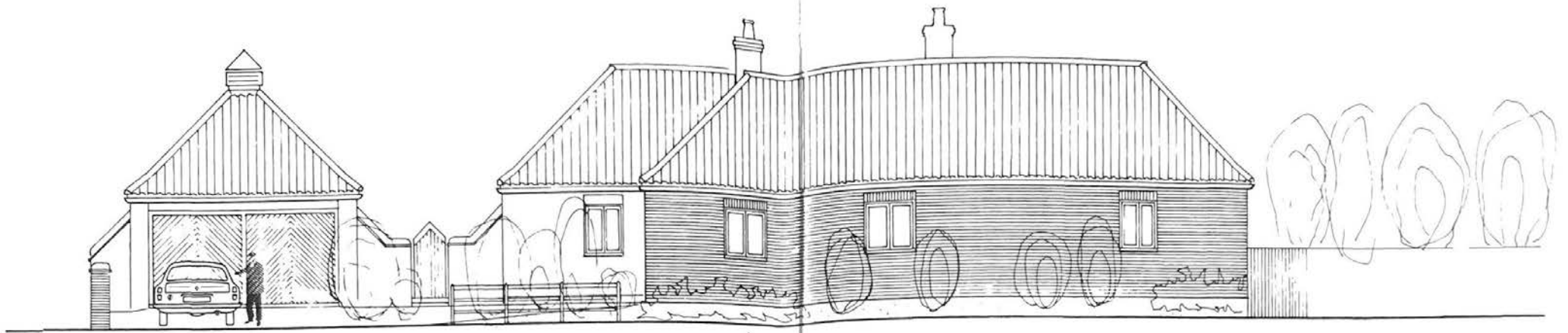


EAST ELEVATION TO MOORING CUT

MATERIALS
 Roofs Redland Norfolk pantiles (terracotta)
 Walls Ibstock Leicester Red stock bricks
 Windows white painted softwood or white uPVC



NORTH ELEVATION

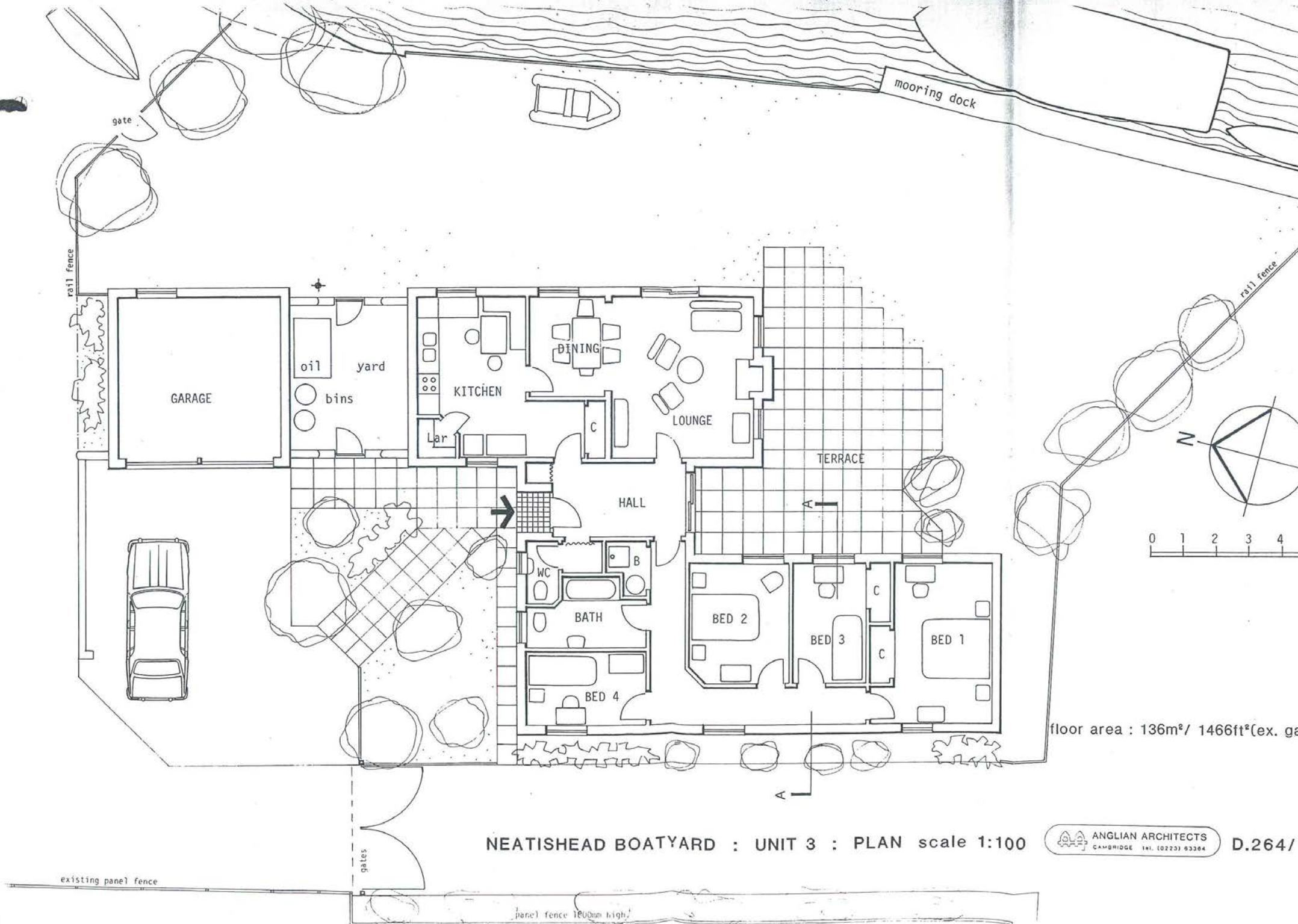


WEST ELEVATION

MATERIALS	
Roofs	Perland Norfolk pantiles (terracotta)
Walls	18stock Leicester Red stock bricks
Windows	white painted softwood or white uPVC



SECTION AA and SOUTH ELEVATION



floor area : 136m²/ 1466ft²(ex. gar)

NEATISHEAD BOATYARD : UNIT 3 : PLAN scale 1:100



D.264/1

existing panel fence

panel fence 1800mm high



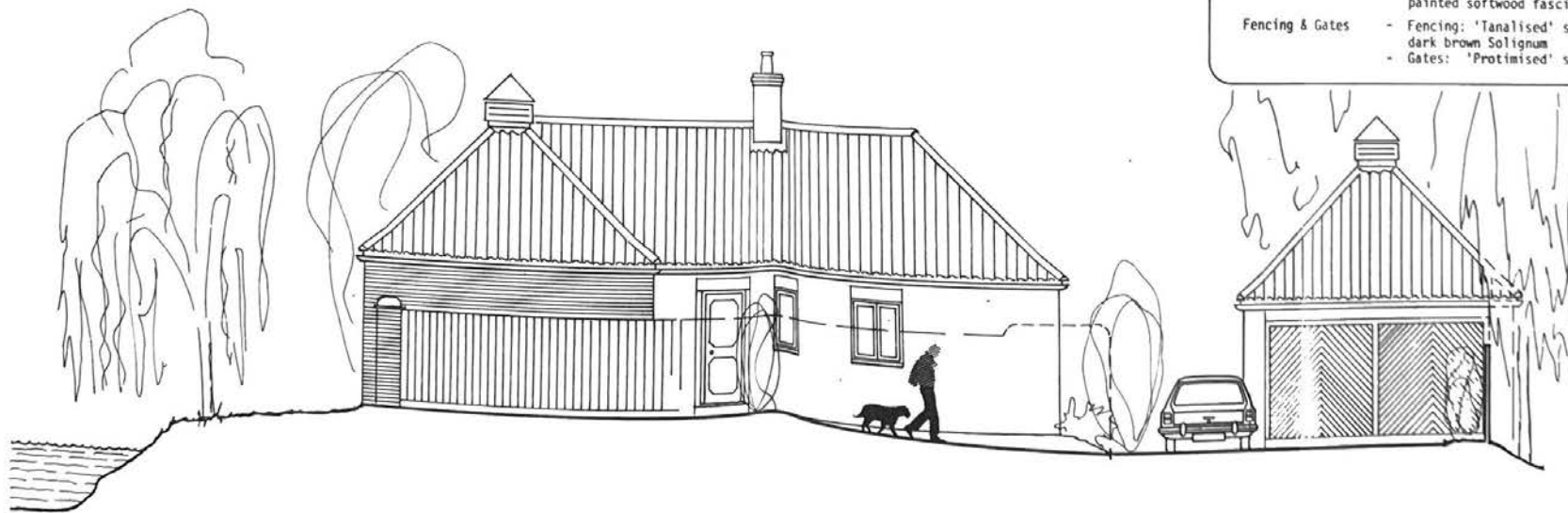
Plot 3



EAST ELEVATION TO MOORING CUT

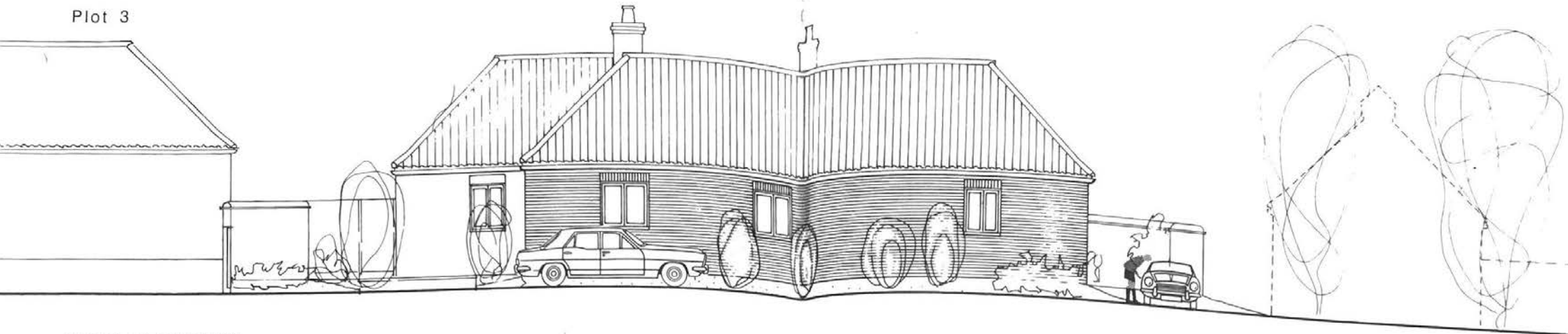
MATERIALS

- Roofs - Goxhill 'Old English' clay pantiles 'Mixed Russet'
- Walls - Ibstock 'Leicester Red' stock bricks keyed-pointed
- Windows - White painted softwood or white uPVC
- Gutters & downpipes - Marley 'Deepflow' black uPVC on black painted softwood fascia boards
- Fencing & Gates - Fencing: 'Tanalised' softwood painted dark brown Solignum
- Gates: 'Protimised' softwood painted



NORTH ELEVATION

Plot 3

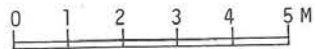
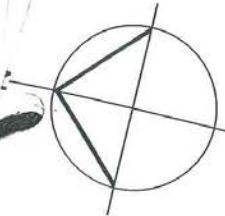


WEST ELEVATION



SECTION AA and SOUTH ELEVATION

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post & rail fence 900 high

brick wall 2000 high

brick wall 1800 high

close-boarded fence 1800 high

brick wall 2000 high

Plot 3

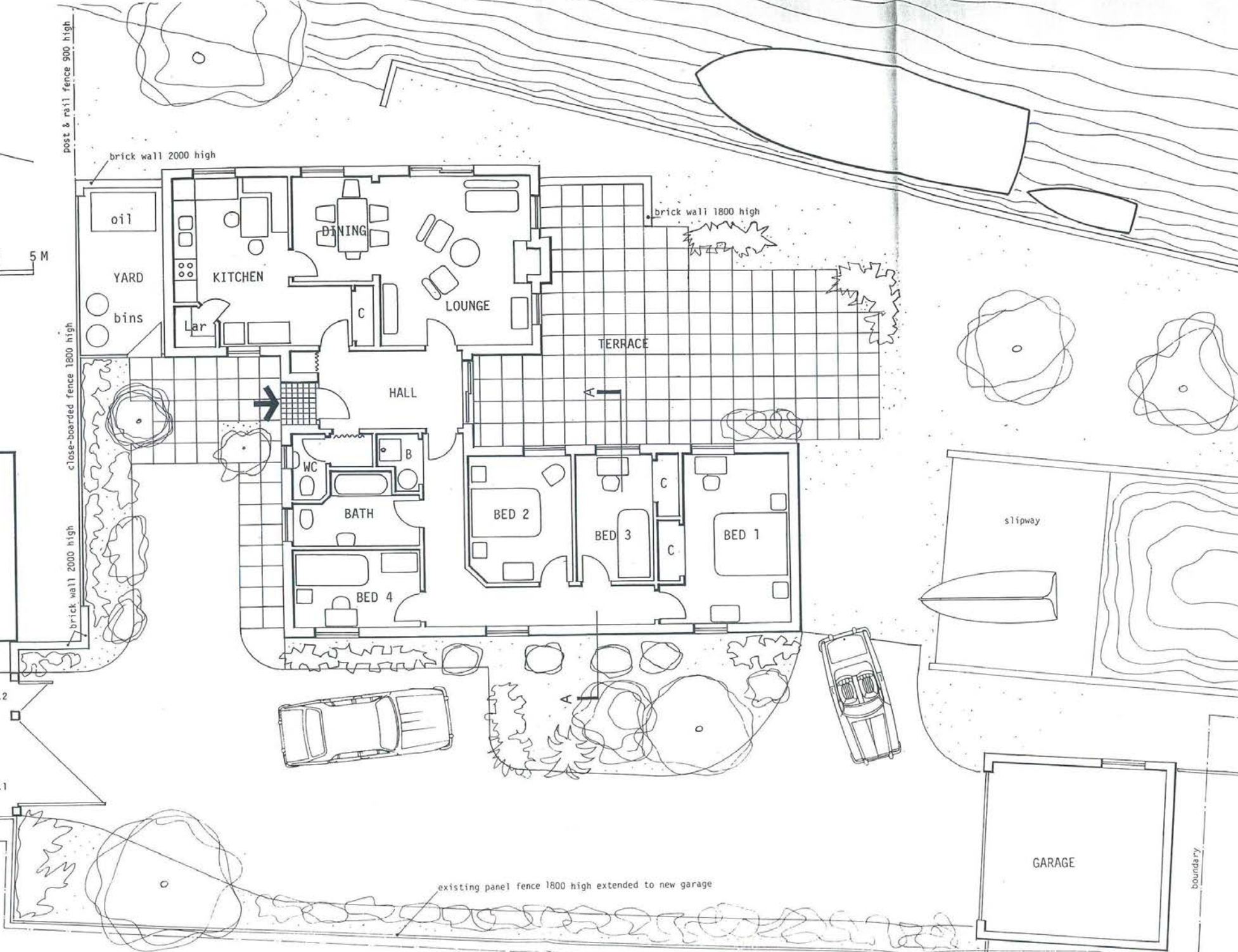
gate 3.2

gate 3.1

boundary

existing panel fence 1800 high extended to new garage

boundary





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