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*Church Farm Barn, Low Road,*  
Forncett St Peter, Norfolk

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ESTATE AGENTS







Long Stratton – 2.5 miles

Wymondham – 6.0 miles

Norwich – 14.0 miles

Tucked away down a long driveway and sat within a 0.25 acre plot (STS) that backs on to fields, you will find this beautifully presented, Grade II listed, detached character barn conversion with glorious courtyard area, in the village of Fornsett St Peter. Boasting versatile living accommodation, four double bedrooms and lots of off-road parking, this rare opportunity has much to offer.

Accommodation comprises briefly:

- Sitting Room with Wood-Burner
- Study
- Lobby with WC
- Kitchen
- Family/Dining Room
- Two Ground-Floor Double Bedrooms
- Ground-Floor Bathroom
- Utility Room
- Boiler & Boot Room
- Two First-floor Double Bedrooms
- Shower Room
- Off-Road Parking
- Plot of 0.25 Acres (STS)
- Annexe Potential



### The Property

Pushing aside the stable door, you step onto the stone floor of the sitting room, with impressive beams and timbers throughout. A large wood-burning stove takes centre stage, and in one corner solid oak stairs coil up to the second-floor. A striking timber door gives way to a sizeable reception room currently used as a generous study space, ideal for working from home. From the sitting room a small lobby links to a handy ground-floor WC. A passageway with seating area leads through to the kitchen, which is fitted with a good range of worktop space, storage units and integrated appliances. To the far end is a traditional style electric Aga for cooking and under the counter you will find a double fridge and dishwasher. Lastly, a large copper butler sink finds a home within this quintessential country kitchen. Branching from the main barn to the rest of the ground-floor, is the dining/family room; another equally impressive living space with full glass frontage looking out into the courtyard and two sets of French doors that let the outside world in. At the opposite end a short hallway gives access to the generous utility room, which in-turn links to a boiler room and sizeable boot room to the rear of the property, providing plenty of storage and external access. A bathroom fitted with bathtub, toilet and basin is also accessed from the hallway. Completing the accommodation on this floor is two tandem ground-floor double bedrooms, forming an ideal guest wing to the barn. The second-floor boasts two large double bedrooms both with integrated storage, connected by a landing that offers plenty of eaves storage. Lastly we have a shower room that services this floor, equipped with toilet, wash basin and shower cubicle. The wealth of beams, timbers and character features continue throughout the second-floor.







## Gardens and Grounds

A long driveway leads away from the road down to where the plot opens up and culminates in a large area of off-road parking, with space for multiple vehicles. Large trees line the rear boundary between which views over the fields beyond the plot are there to be enjoyed. A five-bar gate gives way to an amazing brick-paved courtyard area, surrounded by the barn on three sides. Various well stocked plant beds can be found, along with small trees and shrubs, creating a beautiful space to enjoy alfresco dining. The remainder of the plot is laid to grass and to the left corner sits a large pond with seating area. Behind the barn is a neat courtyard beside the boot room access.

## Location

Forngett St Peter is a small, yet popular village which offers an 'outstanding' Ofsted primary school and is within the catchment area for Wymondham High Academy. Long Stratton is conveniently located just over 2 miles away, offering a small supermarket, doctors', dentist, hairdressers', library, take-aways and restaurants. The village is around 7 miles away from the historic, well served market town of Wymondham and 13 miles south of Norwich City centre. Norwich is a vibrant university city famed for its arts, as well as significant architecture, historic castle and cathedral. As you would expect, there is a wide variety of shopping, educational, entertainment and transport facilities.



### Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Oil fired central heating. Mains water, electricity & drainage. Water softener. Under-floor heating is present downstairs but currently not being used.

EPC Rating: Exempt

### Local Authority

South Norfolk District Council

Tax Band: F

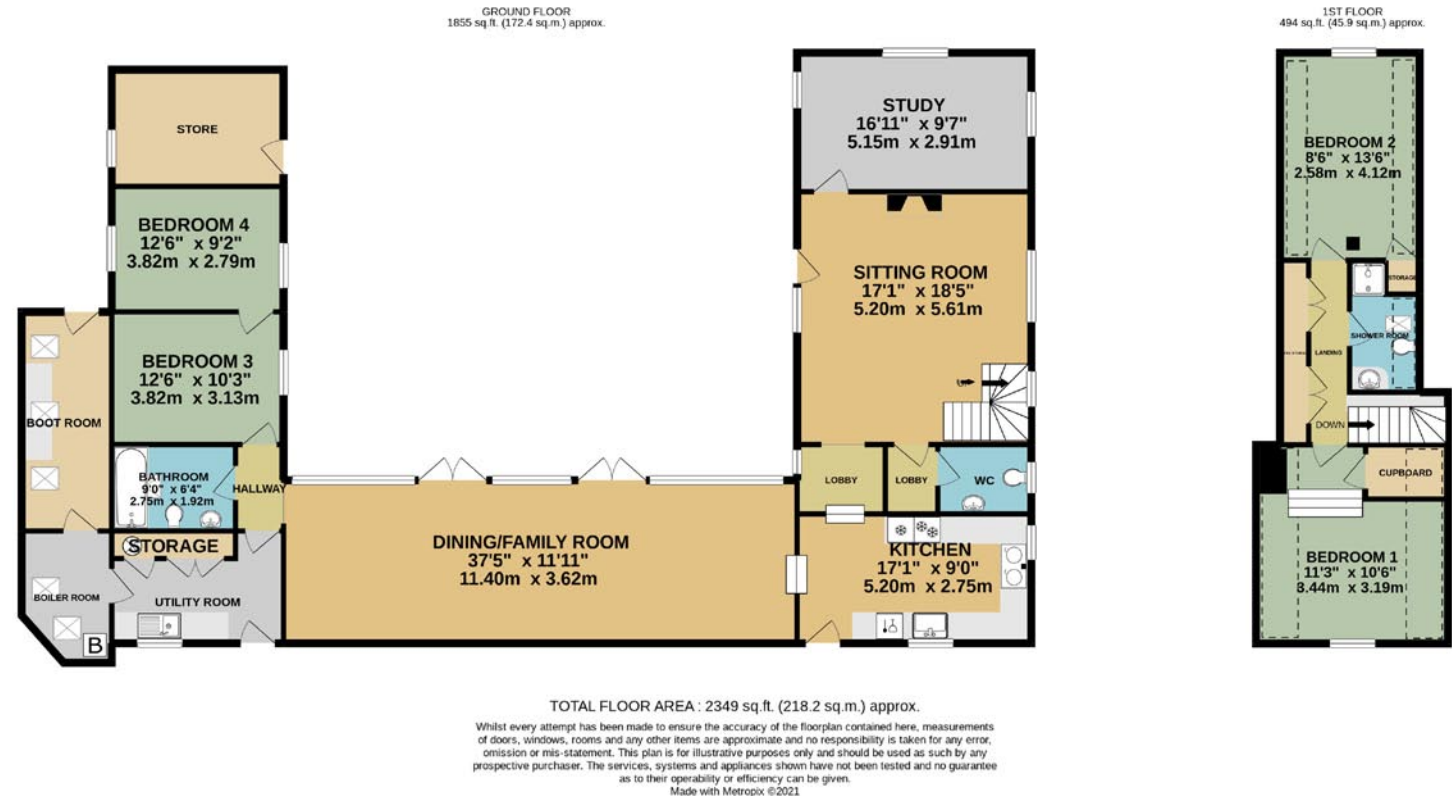
Postcode: NR16 1HY

### Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. Listed building consent has been granted to extend the hallway through to bedroom 4, creating a separate bedroom 3 with permission to add a skylight.

### Tenure

Vacant possession of the freehold will be given on completion.



To arrange a viewing, please call 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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