



The Threshing Barn  
Low Road | Forncett St. Peter | Norfolk | NR16 1HY

# ENTERING A NEW SEASON



“A beautiful, timber framed barn that’s been given a new lease of life – meticulously restored and stylishly finished by the current owners, a wonderfully creative couple. It’s proved to be a superb holiday let and great ‘lock up and leave’ but would also be a fabulous weekend retreat or permanent home for a sociable couple or the active retired. Packed with character, contemporary comforts seamlessly integrated throughout, the quality and craftsmanship here is undeniable. Rarely do you see this level of authenticity and attention to detail.”







# KEY FEATURES

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- A Beautiful Timber Framed Grade II Listed Barn Conversion situated in the lovely Village of Fornsett St. Peter
- Three Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from a Walk In Wardrobe and an En-Suite Shower
- Stunning Open Plan Kitchen/Dining Room
- Separate Utility Room and WC
- First Floor Sitting Room with Gable End Window
- Character including Exposed Beams can be Found Throughout
- Underfloor Heating on Ground Floor and First Floor
- Paved and Shingled Garden for Low Maintenance
- Outbuilding for Storage
- The Accommodation extends to 1,566sq.ft
- EPC Not Required

Imagine yourself soaking in the serenity of the rural surroundings as you sip your glass of wine and watch the sun setting. Take in unspoilt night skies from the gable end window on your mezzanine. Soak in the rolltop bath and relax, or fill the house with family and friends and whip up a celebratory feast in the beautiful country kitchen. A breathtakingly beautiful barn in a glorious rural position that's within easy reach of the vibrant and arty city of Norwich, this is not to be missed.

## A True One Off

This former threshing barn is Grade II listed and dates back to 1625. Nestled in the peaceful landscapes of south Norfolk, it's an exquisitely renovated rural sanctuary and a breath of fresh air. Here you have the wonderful combination of original charm and contemporary luxury, thanks to the owners' keen sense of detail and authenticity. The owners have converted it from scratch and have old photos of the barn to pass onto the purchasers, as well as pictures documenting its restoration. This is a truly spectacular property in a very special setting, peaceful and attractive – a place to refresh and restore the soul.









# KEY FEATURES

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## A Beautiful Blend

The owners have renovated sensitively and with meticulous attention to detail, retaining the character and features whilst adding modern comforts. The original oak beams come from Wymondham Forest Common, where timber was also supplied to the navy in the 1600s, and the walls are plastered with lime and finished with lime wash to be breathable as buildings of this age need to be. There's a beautiful bespoke staircase and a modern loft-style walkway of steel and glass that complement the fabric of the building. You have underfloor heating on both floors, so it's always nice and warm underfoot, and Velux windows that are both electric and rain sensitive. The owners have exposed an area of wattle and daub and left a witches' mark displayed (often carved into old buildings to keep witches from entering). The whole barn has been designed for easy maintenance, the cladding protected and the garden paved and shingled. The owners have used locally sourced materials wherever possible and have also worked closely with skilled craftspeople from across the area to carry out the works.

## Exploring The Area

You have your own private garden, so on warm days, you can open the bifold doors and soak up the sun, perhaps with a drink in hand, or read the papers over a lazy weekend brunch. It's lovely for a barbecue too. Sitting out here, with open farmland to the front and behind, you realise just how quiet and restful it is, and how precious that is in this day and age! Head out on foot to explore the many lanes and paths across the area, listen to the birdsong and count the stars in the unspoilt night skies. While it's a quiet area, there is a lovely community here and there are facilities in this cluster of little villages. Head up to the vibrant and historic city of Norwich for shopping, museums, pretty cobbled streets, the theatre and more, or take a boat out on the Southern Broads. The coast is also within easy reach and there are some glorious sandy beaches to discover, as well as nature reserves and quaint seaside towns.

















































# INFORMATION

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## On The Doorstep

The property lies in the popular South Norfolk village of Fornsett St Peter, which has a primary school. Within the neighbouring village of Tacolneston is a pub, primary school and also a child minding service. The Boars at Spooner Row is a great gastropub along with the pub in Great Moulton, The Fox and Hounds. The Old Vineyard Coffee shop is found within walking distance and serves great coffee and cakes with wine and beer on weekends. It's a Dahlia garden centre, and a great place to meet all your neighbours on balmy summer weekend evenings. Wider amenities are not far away at the historic market town of Wymondham providing a good selection of local shops and restaurants, a Waitrose supermarket and schooling to sixth form level at the highly regarded Wymondham High School and Wymondham College.

## How Far Is It To?

Main line commuter connections for London Liverpool Street and Ipswich are from Diss, whilst Cambridge connections are from Wymondham. The A140/A11 corridors offer swift access to London in around 2 hours, with Cambridge only 1 hour distant. Norwich is around 10 miles and offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is approximately 9 miles and offers a good selection of high street shops including a Sainsburys Supermarket.

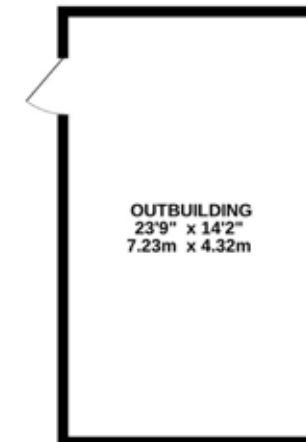
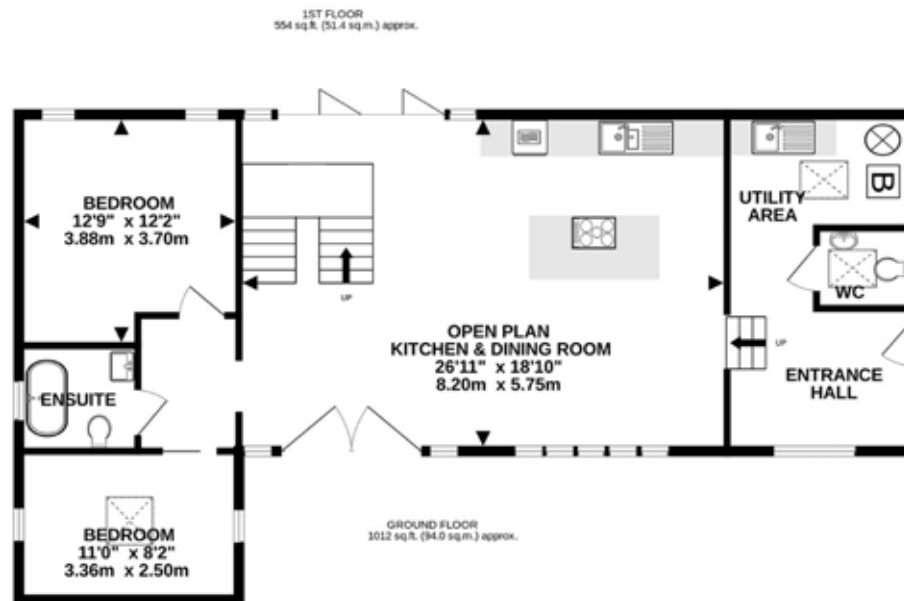
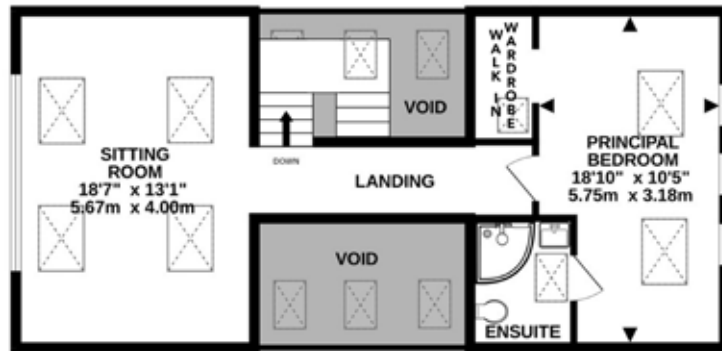
## Directions

Leave Norwich on the Ipswich Road/A140, passing through the villages of Swainsthorpe, Newton Flotman and Tasburgh. As you proceed into Long Stratton turn right onto Swan Lane and continue onto Fornsett Road. Continue onto Station Road and then turn left onto Low Road and the property will be found on the right hand side.

## Services, District Council and Tenure

Air Source Heat Pump, Mains Water, Mains Drainage  
Vendor uses WiSpire allowing Internet Access  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
South Norfolk District Council - Council Tax Band D  
Freehold





**OUTBUILDING**  
336 sq.ft. (31.2 sq.m.) approx.

**FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 1566 sq.ft. (145.5 sq.m.) approx.**  
**TOTAL FLOOR AREA : 1902 sq.ft. (176.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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