



The Old Beams
Bentley Road | Forncett St. Peter | Norfolk | NR16 1LH

CHARACTER IN EVERY CORNER



“The chocolate box frontage here is picture perfect, with the thatched roof and soft pink elevations.

Step inside and you’ll find a home brimming with character and original features,
but one that’s also well-proportioned with plenty of light.

A well-kept and attractive garden enhances this property’s appeal, while the location,
set well back from the road in a quiet village with easy access to Wymondham, Long Stratton and Norwich, is a lovely bonus.”



KEY FEATURES

- A Pretty Detached, Grade II Listed 17th Century Thatched Cottage in the Village of Fornsett St. Peter
- Three Bedrooms; First Floor Bathroom
- Kitchen with Separate Utility and WC
- Two Reception Rooms and Two Staircases
- The Gardens are Mainly to the Front with Patio and Vegetable Beds to the Rear
- Double Garage and Gated Drive provides Plenty of Parking
- The Accommodation extends to 1,349sq.ft
- No EPC Required

If you love cottage character but you're looking for something more spacious, this is sure to hit the spot. Ideal for a family or couple, it offers nicely proportioned accommodation with lots of beams, wooden floors, fireplaces, a stunning front door, old bread oven and more. If you're an avid fan of property programmes, you might have seen this attractive home featured on *Escape to the Country*.

A Home With History

Grade II listed, the property dates back to the 17th century in its oldest parts and began life as two cottages. It's seen many changes over the years, one of which was a comprehensive renovation in the 1970s ensuring its solid integrity for the decades to come. The owners in turn have further improved, with a new kitchen and bathroom and a reconfigured first floor layout that means all three double bedrooms are independently accessed, as is the family bathroom. They have also enjoyed improving the garden and there's plenty to take in outside, as well as within.

Country Character

As soon as you see the house, the appeal is clear. It's incredibly pretty and has been very well maintained. As you approach, you'll notice the stunning front door, said to have belonged to H. Rider Haggard, author of *King Solomon's Mines*. The porch on the front of the cottage is made with oak from the same place as the front door, Ditchingham Park, so you have a little piece of history here. As the property was originally two cottages, you have two staircases in the house. To one side of the cottage is a spacious dual aspect sitting room with a lovely inglenook fireplace. Cosy in winter and cool in summer, it's a fabulous room in which to relax. To the other side is the formal dining room, again dual aspect with lots of beautiful oak timbers. Beyond this is the recently refitted kitchen, in a beautiful country style with central island, range cooker and butler sink. There's a cloakroom and utility on the ground floor too.





KEY FEATURES

Upstairs you'll find three good size double bedrooms and a family bathroom. Two of the bedrooms look out over the main part of the garden and one has a window to the south, making the most of the light.

A Lovely Location

One of the owners is a keen gardener and the results of her labours are clear to see outside the cottage, with pretty planting, a natural pond, raised beds and more. There's a small sunny garden to the rear for al fresco dining, with the main part of the garden to the front of the house, enclosed by a privacy hedge. It's wonderfully secluded and peaceful out here and the garden gets plenty of sun, including in the afternoon and evening, so you can sit out and relax undisturbed. You're in the heart of the village here, so you have the security of neighbours, but you're not overlooked. There's a popular pub just a short stroll from the cottage, so you can head out for a delicious lunch or a cold drink, and a village hall a few minutes away, hosting groups and events. You're close to Wymondham, with a choice of supermarkets, to Long Stratton with a library, shops and more, and to Norwich, with a good bus service, and excellent access across the area on the A11 and A140, so it's a great spot from which to explore the region. The owners have enjoyed making the most of walks on the many footpaths dotting the surroundings and can confirm it's ideal if you love to get out and about in the fresh air.

























INFORMATION



On The Doorstep

The property lies in the popular South Norfolk village of Fornsett St Peter. The village has a primary school and the well known Jolly Farmers public house. Within the neighbouring village of Tacolneston is The Pelican – an award winning gastro pub, primary school and also a child minding service. Wider amenities are not far away in 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?

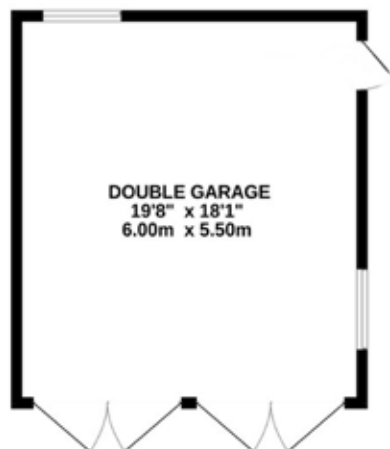
There are main line commuter connections for London Liverpool Street, Ipswich, Diss and Cambridge at Wymondham. Road travel via the B1113 is 20 minutes and the A140/A11 corridors offer swift access to London in around 2 hours, with Cambridge only 1 hour distant. Norwich is around 10 miles and offers 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/A1056 and turn right onto the B1113. At the roundabout take the 2nd exit onto The Street/B1113 and follow this road and then turn left onto Bentley Road and the property will be found on the left hand side

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - Cable to Premises - Vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Council Tax Band E
Freehold

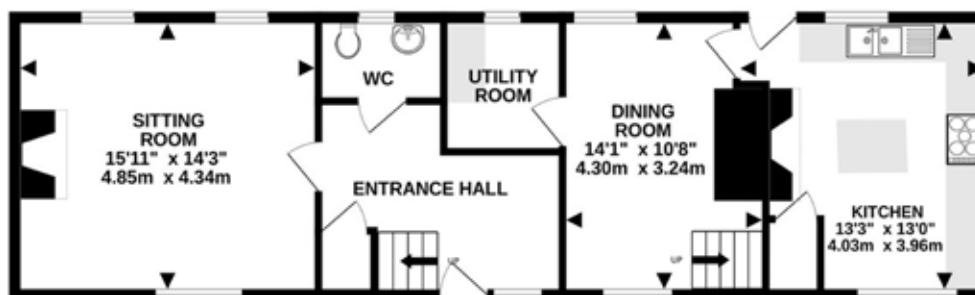


DOUBLE GARAGE
19'8" x 18'1"
6.00m x 5.50m

GARAGE
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1349 sq.ft. (125.4 sq.m.) approx.
TOTAL FLOOR AREA : 1705 sq.ft. (158.4 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
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