



THE STORY OF

The Barn

Forncett St. Peter, Norfolk

SOWERBYS



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Forncett St. Peter, Norfolk
NR16 1HY

Striking Grade II Listed Barn Conversion

Highly Versatile Layout

Stunning Vaulted Sitting Room

Wealth of Character Features

Ground Floor Bedroom Options

Peaceful Village Location

Easy Reach of Norwich

Tranquil Plot of 0.25 Acres (STMS)

Large Driveway and Double Garage

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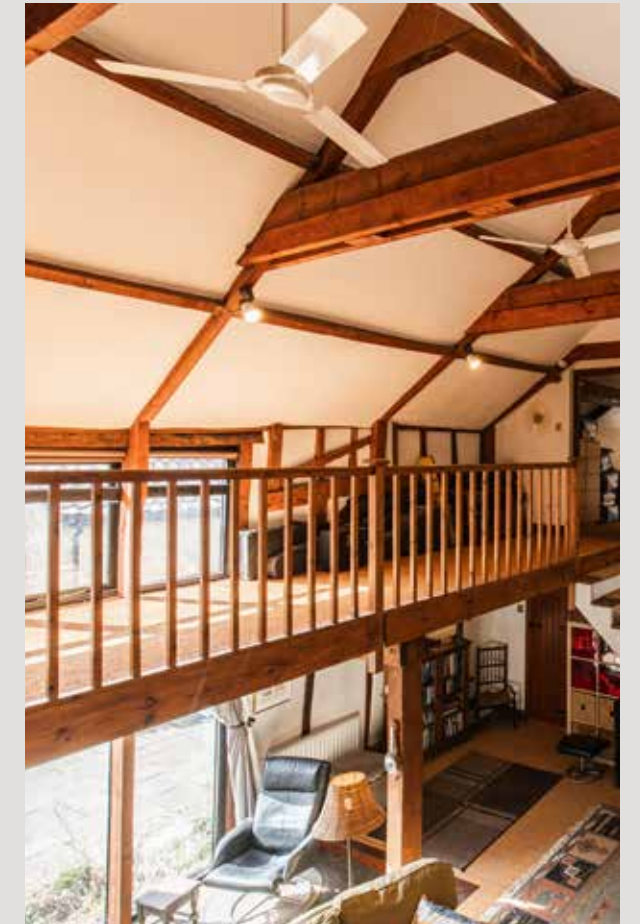


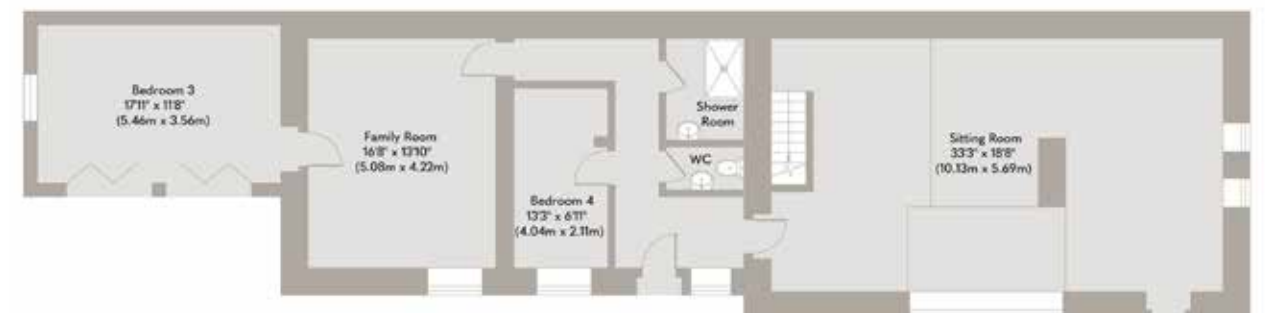
The Barn is an impressive Grade II listed four-bedroom conversion, boasting abundant character and versatile accommodation over two floors. The vaulted sitting room features exposed wall and ceiling timbers, centred around a stunning brick fireplace with a wood-burning stove. Adjacent is the charming dining room, also rich in character.

The well-fitted kitchen breakfast room offers a range of base-level units and a pamment tiled floor, complemented by a convenient utility room. The main entrance hall leads to a ground floor bedroom and shower room, and a family room with a beautiful slate-tiled floor. This area connects seamlessly to a bedroom flooded with natural light, featuring travertine flooring and bi-fold doors opening onto the terrace.

A cantilever staircase leads to the first floor, which includes a vaulted landing area and a useful study. The landing leads to the principal bedroom featuring bespoke built-in wardrobes and an en-suite bathroom. There is a further bedroom with an en-suite shower room upstairs.

Outside, the property sits on approximately 0.25 acres (STMS). The mature plot includes handsome trees and a south-facing terrace with mature planting. A gravel driveway provides parking and access to the double garage. From the terrace, enjoy a sweeping lawn, specimen trees, and views of the countryside beyond.





Garage
Approximate Floor Area
410 sq. ft
(38.10 sq. m)

Ground Floor
Approximate Floor Area
1,888 sq. ft
(175.37 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Forncett St. Peter

CHARMING VILLAGE LIFE, MINUTES FROM AMENITIES

Forncett St Peter is a charming village in Norfolk, just 9 miles from Norwich. Known for its picturesque rural setting and a strong sense of community, the village offers a peaceful lifestyle while being conveniently located near larger towns such as Long Stratton and Wymondham. With its own primary school this is an ideal location for families and offers a friendly community atmosphere for retirees aswell.

The village hall hosts local events and community groups. The surrounding countryside offers plenty of walking and cycling opportunities, perfect for nature lovers.

Long Stratton, a short drive away, offers supermarkets, restaurants, sports and healthcare facilities. There are both primary and secondary schools in the nearby towns.

The village is well-connected by road, with easy access to the A140 and A11. The nearest train lines to London and Cambridge run from Diss (9 miles) and Wymondham (5 miles).

Forncett St Peter combines rural charm with modern conveniences, making it a very desirable place to live.



Note from Sowerbys



“...includes handsome trees and a south-facing terrace with mature planting.”



SERVICES CONNECTED

Mains water and electricity. Electric heating. Drainage to be confirmed.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///pothole.segmented.letters

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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