

St Mary's Retreat  
Cranworth  
Thetford  
IP25 7SH



# St Mary's Retreat

## Guide Price £625,000

### The stunning barn conversion with views...

As you enter through the double oak doors, you are welcomed into the double-height kitchen/breakfast room. From here, you can access the amazing double-height lounge, boasting a triple aspect and large windows overlooking the front and rear gardens. The lounge features a huge bespoke metal fire hood and an open fire, creating a warm and inviting atmosphere. Steps lead up to a raised indoor landing, which flows seamlessly through the French doors to the outdoor courtyard, allowing for a seamless indoor-outdoor living experience.

Above the lounge is a mezzanine dining room in the roof, offering fabulous views to the rear and stunning wrought iron balustrades. This dining room is accessed from the kitchen/breakfast room, adding convenience and accessibility. The kitchen breakfast room itself is a truly magnificent space, with an array of base and wall units and ample room for appliances, and space for a huge table in the centre. French doors open up to the rear garden, allowing for plenty of natural light to fill the room.

Moving to the opposite end of the barn, you will find four double bedrooms. Two of these bedrooms are located on the lower ground floor, while bedroom two is on the ground floor. The master bedroom, situated in the roof, is absolutely fabulous, boasting high vaulted ceilings and a stunning ensuite bathroom. The ensuite bathroom features a bath inset in a backlit tiled surround, a basin, WC, and bidet. Additionally, there is a well-appointed family bathroom with a bath, basin, and WC, with the option to install a shower if desired.

Outside, accessed from the private shared road, a winding drive through laurel and conifer trees leads to the parking area, which provides ample space for several cars and ensures total privacy. The fully landscaped rear garden has been designed to make the most of the all-day sunshine and the unobstructed views over the countryside. It features a sunken and covered dining area, a raised and paved seating area off the kitchen/breakfast room, and a charming summerhouse perched on a mound, offering the perfect spot to admire the glorious Norfolk sunsets.

Local amenities, including doctors, shops, a post office, and a primary school, can be found in Shipdham, 2 miles away, along with the picturesque ancient town of Hingham, just 3 miles away, for fantastic Georgian architecture, and many local shops and eateries, including a butchers, a bakery, and delicious food and drink at the The White Hart. For additional amenities such as high schools and supermarkets, Watton and Dereham are both approximately 6 miles away.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band E

Local Authority  
Breckland

Council Tax Band E

EPC Rating D



1ST FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



GROUND FLOOR  
1647 sq.ft. (153.0 sq.m.) approx.



TOTAL FLOOR AREA : 2448 sq.ft. (227.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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