



Wacton Road | Forncett St. Peter | Norwich | NR16 1JD

Price Guide £600,000

**DURRANTS**  
SINCE 1853



## Key features

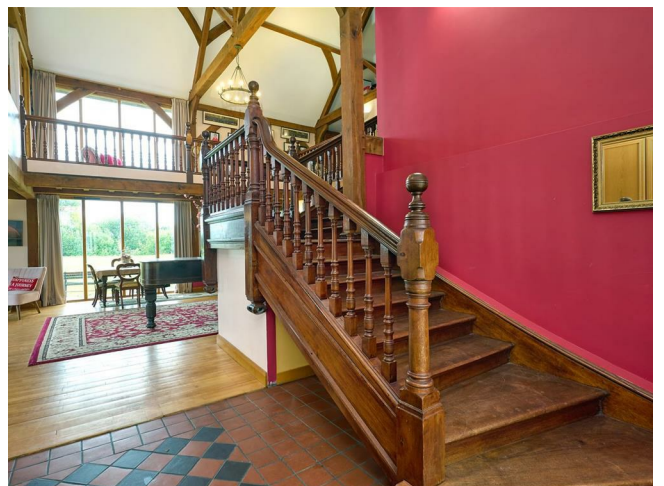
- Substantial detached converted barn
- Long driveway
- Rural views
- Rural setting
- Large detached barn with huge potential subject to planning permission
- Pond
- Convenient location
- Ground source heat pump
- Spacious entertaining space
- 1.87 acres

## Description

An imposing and spacious converted barn with an abundance of character in a rural position with a substantial detached barn, 1.87 acres and pond.



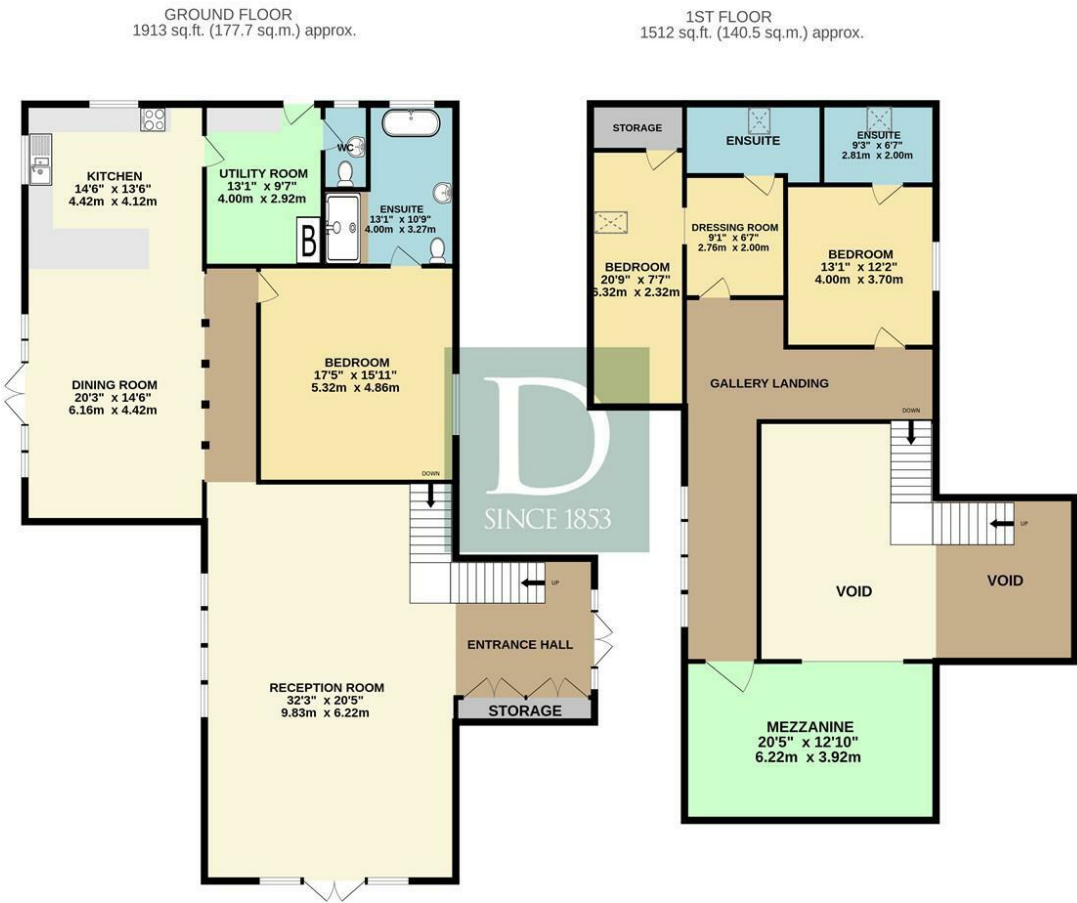
## Directions







Floor plans



TOTAL FLOOR AREA : 3426 sq.ft. (318.2 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 error, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



2b Market Hill  
Diss  
Norfolk  
IP22 4WH  
01379 642233  
diss@durrants.com  
<https://durrants.com/>