



St. Mary's Retreat, IP25
Stunning, split level barn conversion

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abbotFox Bespoke presents this exceptional, split level barn conversion, located in the picturesque village of Cranworth. Nestled away from the road, and overlooking the nearby church and open fields, this home offers a sense of peace and tranquillity that is hard to match.

This stunning property boasts generous reception rooms, perfect for entertaining guests with the property also offering four comfortable bedrooms. The barn conversion style adds character and warmth to the home, creating a unique living space that is sure to impress.

Set on a generous plot of approximately 0.75 acres (STMS) this home offers potential for further extension (STPP) with the landscaped gardens offering ideal spaces for outdoor entertainment.

Situated in the tranquil village of Cranworth, you'll enjoy the peace and quiet of rural living while still being within easy reach of local amenities. Whether you're looking for a peaceful retreat or a spacious family home, this property offers the best of both worlds. An internal viewing is essential to appreciate this home.

KEY FEATURES

- Guide Price £600,000 - £650,000
- Exceptional split-level barn conversion
- Generous grounds approaching 0.75 acre (STMS)
- Four double bedrooms, one with en-suite
- Family shower room
- Generous living accommodation
- Stunning church and field views

SITUATION

St. Mary's Retreat is situated in the attractive Breckland village of Cranworth, overlooking the Church and open countryside. To the east, 3.5 miles away, is the historic town of Hingham which offers a good range of local amenities including shops, a renowned doctor's surgery, a school, and the popular White Hart public house and restaurant. Wymondham, which is only 10 miles away, has a railway station with regular services to Cambridge and online to London King's Cross. Norwich is 18 miles away and has a host of educational and cultural amenities, an international airport and a mainline railway station with regular services to London Liverpool Street: The Stansted Express also runs from here. Due to its closeness to Norwich, St. Mary's Retreat is well located for access to the University of East Anglia and the Norfolk and Norwich University Hospital.

About 8 miles from Cranworth is the A11, providing excellent road access to Cambridge, Newmarket, and Stanstead Airport. The North Norfolk coast is only a 45 minute drive away through stunning rural countryside.

SERVICES

Mains water and electricity. Private drainage (Klargester). Oil fired central heating. Broadband fibre is connected to the property.

LOCAL AUTHORITY

Breckland Council

COUNCIL TAX BAND

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TENURE

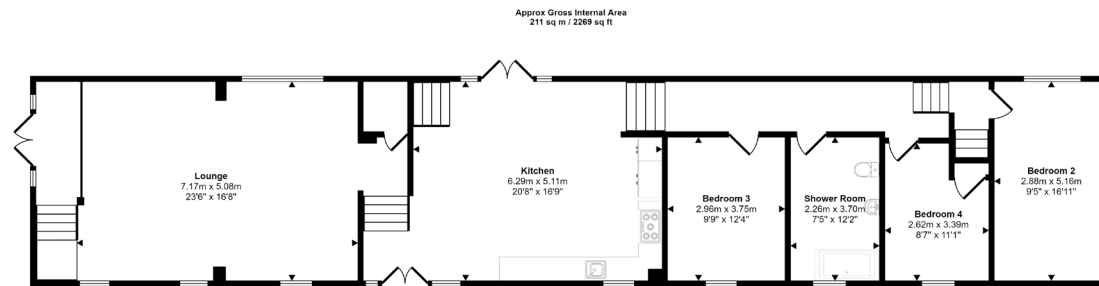
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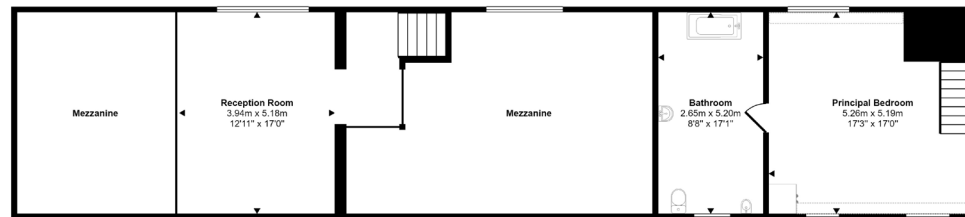


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Ground Floor
Approx 142 sq m / 1534 sq ft



First Floor
Approx 65 sq m / 736 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Crappy 360.



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