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*The Old Beams, Bentley Road,*  
Fornsett St. Peter, Norfolk.

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ESTATE AGENTS



An exciting opportunity to purchase this stunning and unique Grade II listed 16th Century cottage located in the heart of the quiet rural village of Fornsett St. Peter. With beautifully presented accommodation, the property is full of character and original features and has been sympathetically updated by the current owners to an extremely high standard. The property occupies a generous third of an acre plot (sts) with a double garage/workshop, a large front garden and attractive walled garden at the rear. Viewing is essential to appreciate the quality and character of this beautiful home.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Downstairs Cloakroom
- Dining room
- Kitchen/breakfast room
- First Floor Landing
- Three Double bedrooms
- Bathroom

Outside

- Double Garage/Workshop
- Attractive walled garden to the rear
- Large front garden

- New Oil fired boiler and heating updated 2021
- Electrics updated in 2021
- Beautiful Original features throughout



### The Property

Entering the property through the front door, which is believed to be from H Rider Haggard - the author of Kings Solomon's Mines, we find ourselves in the heart of the cottage, with a staircase to the left alongside access to the sitting room. The sitting room boasts dual aspect views alongside the original inglenook fireplace with a wood burner which has recently had a new double lining flue fitted, and creates a cosy focal point. Back into the entrance hall is the cloakroom comprising a wash basin and WC. Entering into the dining room our second staircase is tucked away allowing ample space for a dining table and chairs with extra storage beside the staircase. The dual aspect windows allow natural light in throughout the day. The spacious kitchen which has recently been updated as of 2022 with new appliances, hardwood work tops and a range of matching wall, base and drawer units and modern range cooker. This is all complemented by the fabulous 1930's cast iron range which sits in the fireplace. With dual aspect views and a stable door allowing access into the rear walled garden.

Stairs rise from the dining room to the first floor accommodation and to the second and third bedrooms, both of which have ample space for double beds. The bathroom which has also been recently updated (2022) comprises a traditional suite with freestanding bath with shower over, pedestal wash basin and WC. Finally the spacious master bedroom completes the accommodation and sits at the top of the second staircase, a stunning vaulted room with exposed timbers.





### Outside

The property is approached through a timber five bar gate and over a gravel driveway, flanked by lawned gardens to both sides. The driveway leads to the double garage/workshop and a parking area with more than enough space to comfortably fit up to 6 cars. From the parking area the westerly facing front garden extends out in front of the house with a number of recently planted shrubs and trees. The front garden is bordered by mature hedging all round. At the rear of the house we find our attractive walled garden with raised flower beds which provides an ideal space for outdoor dining in the summer months.

### Location

Fornsett St Peter is a rural hamlet with a thriving community offering amenities including Village Hall, Church, Primary School. The property lies within the catchment for Wymondham College and Wymondham High School. The nearby bustling service village of Long Stratton provides a comprehensive range of everyday amenities including supermarket, petrol station and post office. Wider amenities are not far away at the market town of Wymondham (five miles) providing a good selection of local shops and restaurants, a large Waitrose store, sports and recreation facilities and train station with regular train services to Norwich and Cambridge. Norwich is approximately 12 miles distant and either the A140 or A11 corridors give swift access to London in around two hours and Cambridge one hour.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Oil fired radiator central heating.  
Mains drainage, water and electricity are connected  
Energy Rating: Not required due to listing

### Local Authority

South Norfolk District Council  
Tax band: E  
Postcode: NR16 1LH

### Agents Note

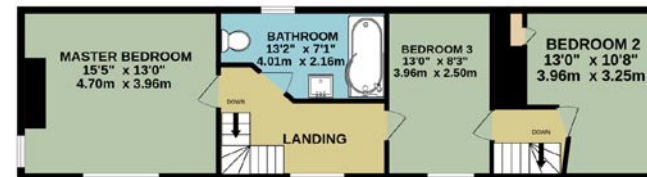
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

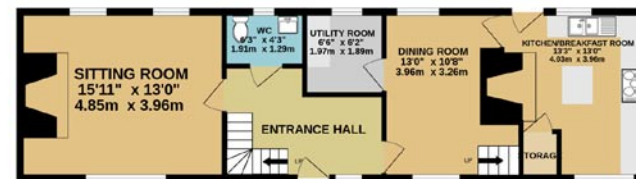
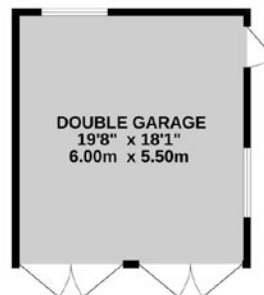
Vacant possession of the freehold will be given on completion.

Guide Price: £500,000

1ST FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



GROUND FLOOR  
952 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 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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To arrange a viewing, please call 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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