



Hall Farm
Overwood Lane | Forncett St. Peter | Norfolk | NR16 1LW

PERFECT PEACE



Set well back from the road, behind handsome wrought iron gates, down an impressive tree-lined driveway, this home enjoys a glorious setting with beautiful views over open countryside.

A wonderful haven and place to relax, it's been completely renovated in recent years, creating a fabulous family home sitting in around an acre of gardens. Solitude without isolation, room to entertain friends and family, excellent amenities and transport links close by... this property does it all so well!



KEY FEATURES

- A Handsome Period Property situated in the Rural Hamlet of Fornsett St. Peter
- Three/Four Bedrooms, Ground Floor Bathroom and First Floor En-Suite Shower Room
- Kitchen/Dining Room with Separate Utility Room
- Sitting Room and Study/Bedroom Four
- The Gardens extend to around 1 acre (stms) with a Decking Area overlooking Field Views
- Double Garage, Workshop and Wood Store with Long Tree Lined Driveway providing Plenty of Parking
- The Accommodation extends to 1,576 sq.ft
- Energy Rating: E

This fully renovated welcoming home has a lovely farmhouse feel and effortlessly blends the old and new with style and flair. Versatile accommodation offers plenty of space if you enjoy entertaining, while the idyllic nature of the location ensures you can unwind undisturbed.

Brimming With Charm

Thought to be around 100 years old, this attractive home has a huge amount of character but is also very comfortable, thanks to a recent renovation. It comes as no surprise to learn that it was the setting that drew the owners here. They wanted a place where they could raise their young daughter with plenty of clean air and outdoor space, growing their own fresh produce, watching the wildlife and more. At the time, they were relocating, so it was also important to them that they had space for visiting friends and family. Over the years, the property has more than met their needs and they have found it a true delight. Now you too could enjoy the enviable lifestyle on offer here.

Beautifully Bespoke

The whole house has been renovated, from the roof down, with new bathrooms, kitchen, flooring, windows, doors, redecoration and more, so there's no work to do. The main part of the ground floor houses a large sitting room with a beautiful bay window at one end and doors to the garden at the other. This room has an elegant fireplace too. The owners have had a pool table in here in the past in addition to their seating. Next to this room is the kitchen, which also runs the full length of the property. Another wonderful room, you have flexibility here - the owners dine up at the breakfast bar and in the past they have had a family table in the dining area, but these days have transformed it into a second sitting room, so the space can adapt to your needs.





KEY FEATURES

Also on the ground floor is a utility room leading onto the garden. There's a generous study where the owners can work from home, as well as a full bathroom - this means you can use the study as a ground floor bedroom for guests with limited mobility. Upstairs, all three first-floor bedrooms are doubles and have a lovely outlook with glorious views. One of the bedrooms has an attractive en-suite shower room. Everything in the house has been beautifully finished and the owners have found it a very easy house to live in. Refreshingly cool in summer, it holds the heat well in the cooler months and the log burners add atmosphere on long winter nights.

Country To City

The garden has lots to offer. Once you've made your way down the tree-lined drive, you'll find you have plenty of parking in front of the house, as well as a double garage with an attached workshop. The owners spend as much time as they can outside, whether it's al-fresco dining or an evening in the hot tub under the stars. There's plenty of wildlife to see, including deer, squirrels, hares and every kind of bird, in the garden or the surrounding fields. The owners have an orchard and a large polytunnel, so you can grow your own and live the good life. There are wonderful walks on the doorstep and the lanes are quiet, so it's good if you run or cycle. Although the immediate surroundings are rural, you're well connected here, with easy access to pretty villages, including nearby Long Stratton which has every amenity, towns such as Wymondham and Diss (both have stations for onward travel to London or Cambridge), and of course the historic and beautiful city of Norwich. The owners love being within reach of the North and East Norfolk coasts for a day at the beach too.

Agents Note

There is a proposition for a solar farm spreading across the South Norfolk area and there is currently community action within the village opposing the plans, which are yet to be passed or approved. There is a current planning application from the National Grid to upgrade the pylon network from Norwich to Tilbury. You are invited to make your own enquiries regarding the Tasway Energy Park proposals and the National Grid upgrade.





























INFORMATION



On The Doorstep

The property lies in the popular South Norfolk village of Forncett St Peter, which has a primary school. Within the neighbouring village of Tacolneston is a pub, primary school and also a child minding service. The Boars at Spooner Row is a great gastropub along with the pub in Great Moulton, The Fox and Hounds. The Old Vineyard Coffee shop is found within walking distance and serves great coffee and cakes with wine and beer on weekends. It's a Dahlia garden centre, and a great place to meet all your neighbours on balmy summer weekend evenings. Wider amenities are not far away at the historic market town of Wymondham providing a good selection of local shops and restaurants, a Waitrose supermarket and schooling to sixth form level at the highly regarded Wymondham High School and Wymondham College.

How Far Is It To?

Main line commuter connections for London Liverpool Street and Ipswich are from Diss, whilst Cambridge connections are from Wymondham. The A140/A11 corridors offer swift access to London in around 2 hours, with Cambridge only 1 hour distant. Norwich is around 10 miles and offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is approximately 9 miles and offers a good selection of high street shops including a Sainsburys Supermarket.

Directions

Leave Norwich on the Ipswich Road and then turn right onto the B113 and continue to follow this road through the villages of Swardeston, Mulbarton, Bracon Ash and Fundenhall. As you approach the village of Tacolneston turn left onto Hurn Lane which then turns slightly right and becomes Stickfer Lane. Continue onto Long Stratton Road and then onto Overwood Lane. As you drive through open countryside there will be a driveway on your right hand side clearly signposted with a Fine & Country For Sale Board, taking you down to Hall Farm.

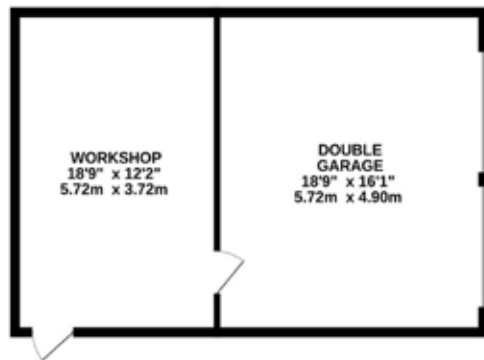
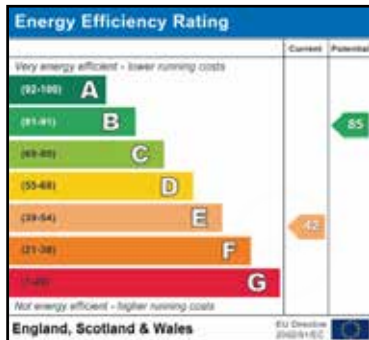
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
There are 2 FTTP Broadband connections to the property. County Broadband and the BT Open Reach infrastructure. Both are live and at 1GB Fibre to the Premises
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Council Tax Band E
Freehold

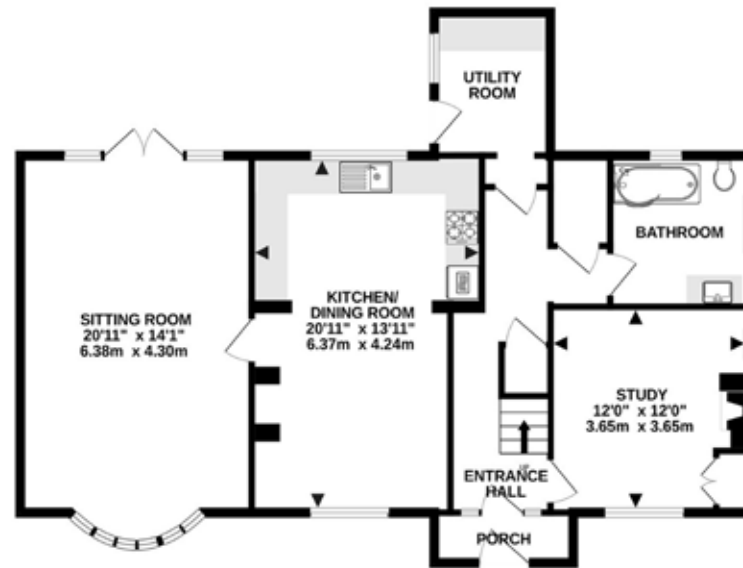
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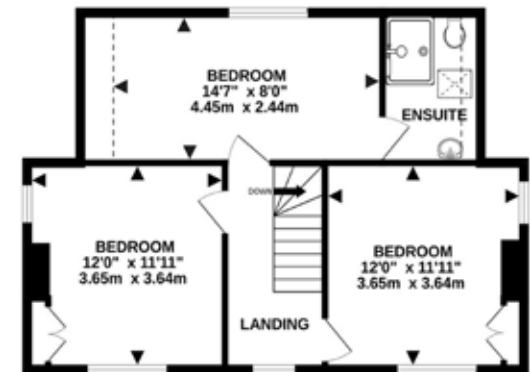
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OUTBUILDING
531 sq.ft. (49.3 sq.m.) approx.



GROUND FLOOR
1007 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 1576 sq.ft. (146.4 sq.m.) approx.
TOTAL FLOOR AREA : 2107 sq.ft. (195.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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NB: DASHED AREA DENOTES RESTRICTED HEIGHT

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