



THE STORY OF

# Fornost

*Carleton Rode, Norfolk*

**SOWERBYS**



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# Fornost

Flaxlands Road, Carleton Rode, Norfolk,  
NR16 1RJ

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Dual Aspect Sitting Room

Dining Room and Conservatory

Kitchen/Breakfast Room

Family Room

Reception Hall

Utility Room and Cloakroom

Four Bedrooms and Family Bathroom

Dressing Room and En Suite

Detached Double Garage

Well Landscaped Gardens

Stunning Countryside Views

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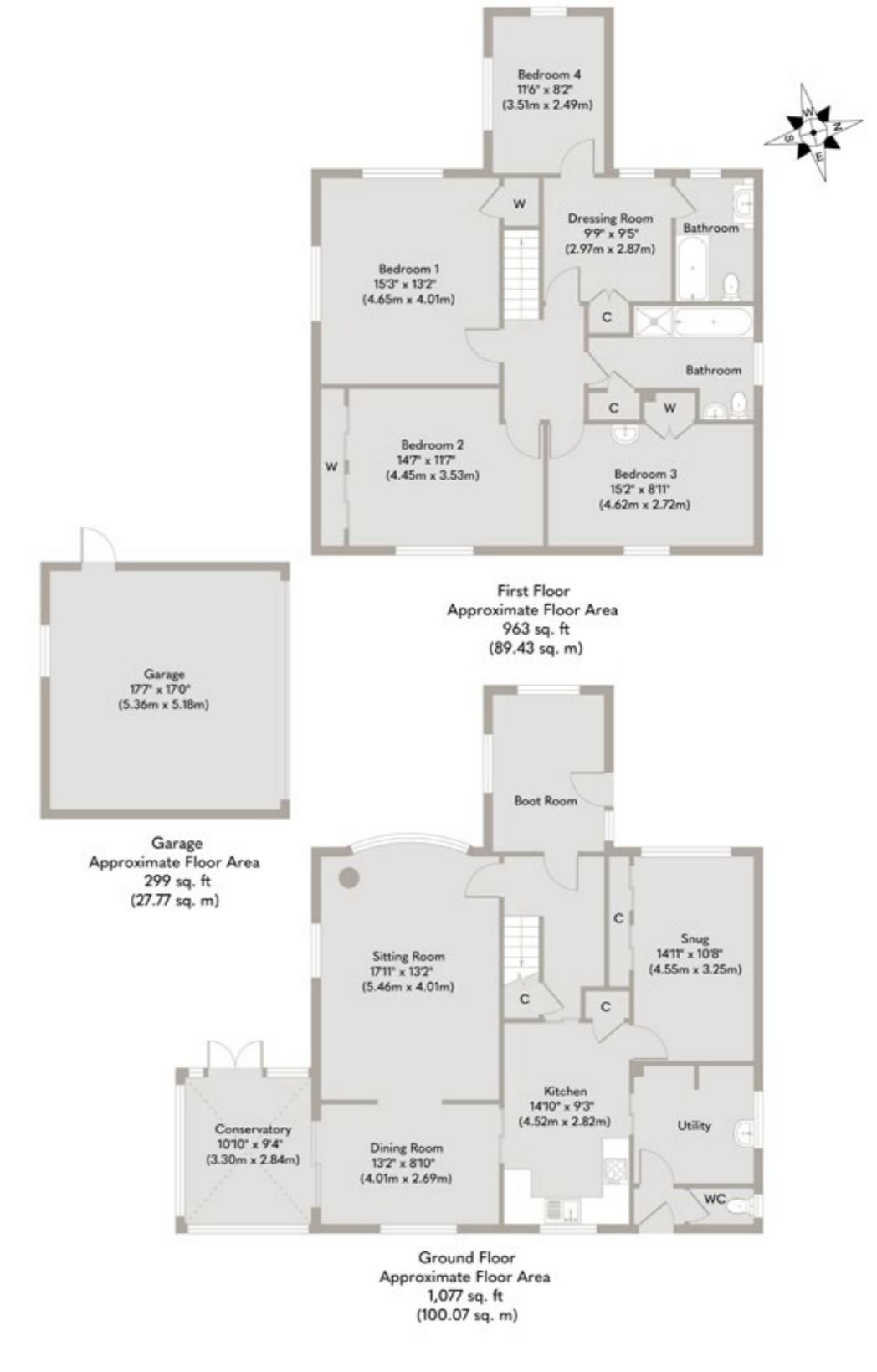
Tucked away in a peaceful corner of mid-Norfolk, Fornost is a well-appointed home that has been lovingly held by the same family since it was built in the 1970s. A much-loved residence, it offers wonderfully versatile accommodation across two floors, blending space, comfort, and a true sense of home.

Stepping into the welcoming reception hall, you are drawn into the beautifully light-filled sitting room, where a striking teak parquet floor and dual-aspect views over the garden create a warm and elegant space. This flows effortlessly into the dining room, which in turn leads to the garden room – a delightful spot to relax and take in the changing seasons. The kitchen provides excellent storage and workspace, with room for a breakfast table, making it the heart of everyday living. A versatile family room lends itself perfectly to a home office, playroom, or hobby space, while the utility room and separate cloakroom add to the home's practicality.

Upstairs, four well-proportioned bedrooms, each with built in wardrobes, offer peaceful retreats, with one enjoying its own dressing room and en-suite shower room. A further family bathroom serves the remaining bedrooms. The first-floor views are truly breathtaking, with rolling countryside stretching out on two sides, offering a daily connection to nature with stunning sunsets across the Norfolk landscape.

Outside, the home is approached via a driveway providing parking and access to a detached double garage. The south-westerly garden is a delight, with established planting, a vegetable patch, herb garden, a variety of specimen trees, a terrace for outdoor dining, and mature boundary hedging ensuring privacy.

A home of character, space, and tranquillity, Fornost is ready to welcome its next chapter.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Enjoy outdoor dining,  
herb gardens, and  
tranquil, private  
surroundings.



# Carleton Rode

QUINTESSENTIAL VILLAGE LIFE IN  
THE HEART OF NORFOLK

Carleton Rode is a small mid-Norfolk village with its own primary school, historic church, village hall and social club. It is approximately a mile from Bunwell, which offers a local shop, post office and garage.

The nearby market towns of Wymondham and Attleborough are approximately 6 miles away. Both offer a wide range of day to day shopping facilities as well as schooling, restaurants, a railway station and access on to the A11.

To the north east lies the Cathedral City of Norwich which has a beautiful heritage, vibrant nightlife, sophisticated shopping and mouth-watering restaurants. There are also a number of sought after schools and colleges. Norwich offers access to all the major rail links and Norwich International Airport.



## Note from Sowerbys



“Wake up to rolling countryside and end the day in your private, sunlit garden.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

E. Ref:- 9340-2471-9190-2402-3535

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: //mush.oddly.prepared

### AGENT'S NOTE

Some of these images have been virtually staged for presentation purposes.

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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