



Hunters Lodge
Common Road | Forncett St. Peter | Norfolk | NR16 1LQ

TREASURE HUNT



“Follow the clues to this beautiful home, tucked right away well back from the road. The house itself is modern and bright, with charming features throughout the abode. Deceptively spacious with a semi open-plan layout, you’ll be impressed when you step inside. Open field views and a stunning garden beyond make this a wonderful place to reside.”







- A Bespoke Built Cottage Style Home in a superb Edge of Village Location
- Three Bedrooms to include the Principal Bedroom with Walk-In Wardrobe
- Family Bathroom and Downstairs WC
- Two Receptions; Conservatory
- Breakfast Kitchen with Separate Utility
- Double Garage with Storage Above and a Separate Workshop
- Beautiful Landscaped Gardens with Large Terrace and Working Garden with Vegetable Plots and Polytunnel
- The Accommodation extends to 1,697sq.ft
- Energy Rating: B

With exposed beams and brickwork, this cottage-style home has plenty of character and charm, to go with the gorgeous countryside views. It's also a very easy home to live in as it was built just over 15 years ago and finished to a very high standard. The location is superb – that edge of village position that balances being part of the community and having access to amenities with the open space and outlook that's so desirable. Close to the A11 too for travel out of the area, this is altogether a gem.

More Than Meets The Eye

This impressive and appealing home was built just over 15 years ago by a small local firm as a bespoke commission. Set well back from the road on a private drive and behind gates, it's nicely secluded. As you step inside and explore the home, you'll see that the main sitting room sits to one side, open to a large conservatory. This makes a wonderful place for entertaining or family gatherings and is light and welcoming in summer, warm and cosy in winter. The sitting room has a feature brick inglenook with inset log burner and two sets of French doors, one to the conservatory and one to the terrace. The conservatory has underfloor heating, so you can use it all year round, and also has double doors leading onto the wrap-around terrace. To the other side of the ground floor you'll find the lovely farmhouse style kitchen, fitted by the current owner. This is part open to a dining room, so it's a very flexible area with plenty of space for both seating and dining.

Relaxing And Welcoming

Upstairs, the principal bedroom is a super size and the double aspect lets in so much light. The room has a walk-in wardrobe, plus additional storage, and stunning views out across the fields. The other two bedrooms are found to the other side of the first floor, and there's a recently refitted and very stylish family bathroom too. The landing is a good size and plenty big enough for a lovely reading nook. Curl up with a book and try not to get distracted by the view! The house has a double garage with a storage area above that could be converted into a studio, home office or games room subject to planning. There's also a useful workshop.

Enjoying The Area

Outside, the large terrace is the perfect spot from which to soak up the sun or take in the views. Sometimes you'll see sheep grazing in the field, while on clear days the sunsets can be sensational. You also have views over the formal garden, which is a real delight. Lovingly landscaped and beautifully maintained, it has plenty to catch the eye. A hedge separates the two halves of the garden and as you wander through into the 'working' part, you'll see there's a good size polytunnel, vegetable beds and plenty of room to grow your own. This house sits right on the edge of the village, so you can stroll to the pub for a pint or tasty meal, walk to the primary school or pick up a takeaway. There's a football club just down the road too. The owner moved here from outside the area and has found it very easy to get to know people, joining clubs and groups at the village hall. There's a gardening club, history group, book group and more. The A11 is close by and there's a train station at nearby Spooner Row for travel up to Norwich or over to Cambridge.









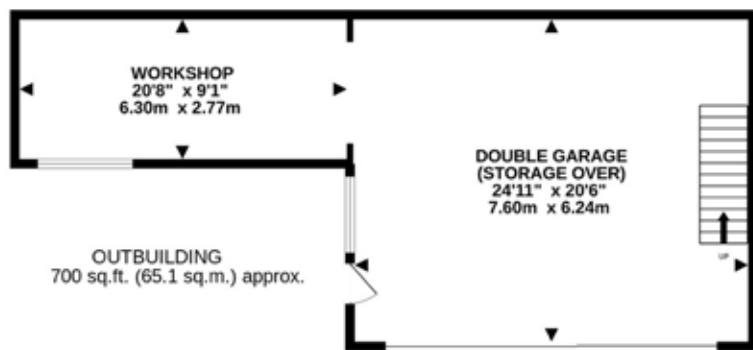




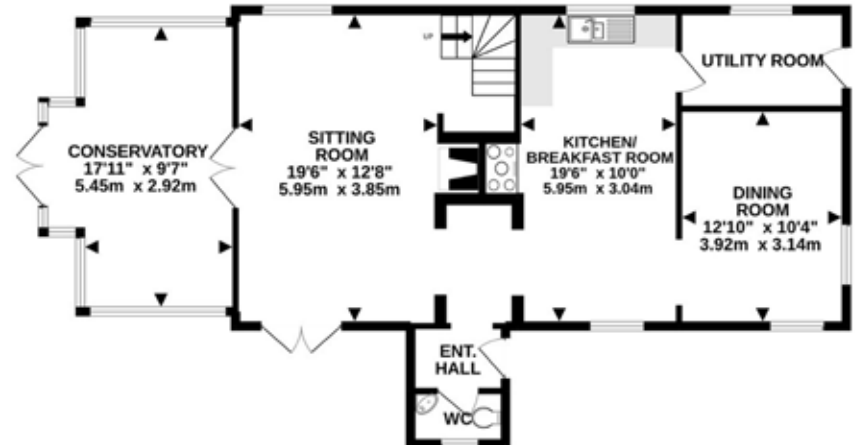








OUTBUILDING
700 sq.ft. (65.1 sq.m.) approx.



GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.

FLOOR AREA : HOUSE (EXCLUDING OUTBUILDING) - 1697 sq. ft. (157.6 sq. m.) approx.
TOTAL FLOOR AREA : 2397 sq.ft. (222.7 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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On Your Doorstep...

The property lies in the popular South Norfolk village of Fornsett St Peter around 10 miles south of Norwich city centre. The village has a primary school and the well known Jolly Farmers public house. Within the neighbouring village of Tacolneston is The Pelican – an award winning gastro pub, primary school and also a child minding service. 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...

There are main line commuter connections for London Liverpool Street, Ipswich, Diss and Cambridge at Wymondham. Road travel via the B1113 is 20 minutes and 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

Proceed out of Norwich city on the A140 Ipswich Road. As you leave Norwich at the traffic lights, turn right onto the B1113 to Mulbarton and Swardston. At the roundabout take the 2nd exit onto The Street and continue to follow the B1113. Continue onto Norwich Road through the villages of Toprow, Fundenhall and Tacolneston and then take a turning on your right hand side into Common Road. Take the 2nd turning on your right hand side, which is the turning after Story's Lane.

Services and District Council

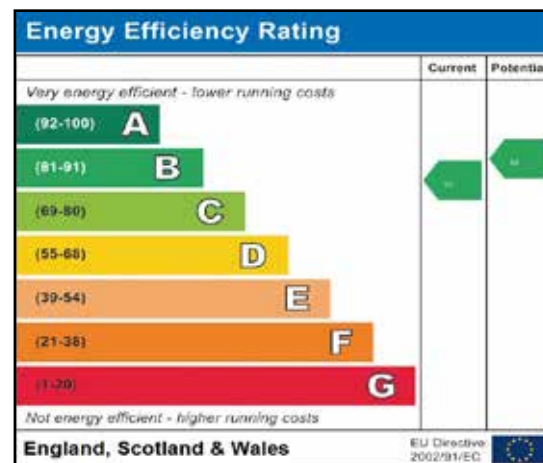
Oil Central Heating, Mains Water, Mains Drainage
South Norfolk District Council- Council Tax Band - E

Tenure

Freehold



Fine & Country Norwich Office
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