



THE STORY OF

St Mary's Retreat

Cranworth, Norfolk

SOWERBYS

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St Mary's Retreat

Cranworth, Norfolk
IP25 7SH



Exquisite Detached Barn Conversion

Delightful Views Over Church and
Surrounding Countryside

Well-Presented Throughout

Exposed Beams and Timbers

Discreet Rural Setting Backing onto Farmland

Stand-Out Double Height Vaulted Sitting
Room with Mezzanine Dining Room

Beautifully Landscaped Gardens, Timber
Gazebo and Summer House

Ample Private Driveway Parking

No Onward Chain



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“We love the open-plan feel of the house,
with vistas throughout.”

Located in the ever-popular village of Cranworth, hidden down a private lane away from prying eyes is this wonderful four bedroom barn which was converted over 20 years ago by the current owners. St Mary's Retreat offers a private oasis which is nestled amongst the Norfolk countryside, giving sublime views from not only the garden, but all of the reception rooms and most of the bedrooms.

Approaching the property from the gate, there is a shingle driveway that meanders past mature trees and shrubs

and finishes to the front of the property, where there is parking for several cars.

Walking through the front door we arrive in the central hub of the house, the large double-height open-plan kitchen/diner. With large glass french doors directly in front of you, the eye is immediately drawn to the amazing countryside views. This warm and inviting room has been the host to many family meals over the years and is one of the vendors favourite places in the house – it's not hard to see why.



From the kitchen, we can access the more formal dining room that sits on a mezzanine level, or the sunken family sitting room. Both rooms are equally spectacular in their own right, the formal dining room not only benefits from the great country views but allows you to be closer to the large structural wooden beams that stretch the entire length of the property. Underneath is a cosy sitting room with large feature fireplace that pulls you in and makes you want to sit down with a glass of red by the fire and read a book.

“In the winter months the house is so warm and cosy.”

The property has been cleverly designed with the living and entertaining accommodation to one wing and the bedroom accommodation to the other wing. The bedroom wing is made up of four double bedrooms, with the three on the ground floor sharing the family bathroom and the main bedroom on the first floor having use of a large private en-suite.



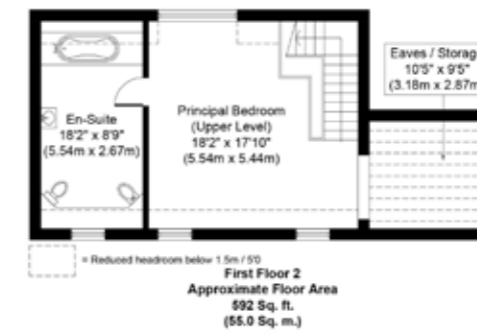
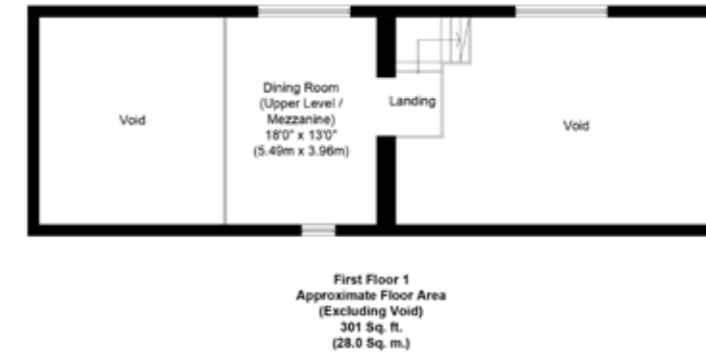
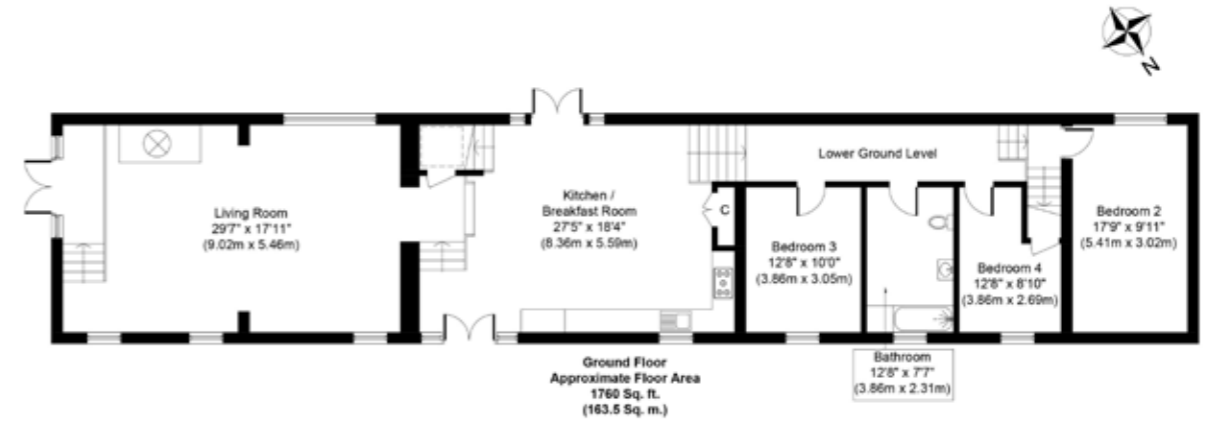


a new home is just the beginning

SOWERBYS — a new home is just the beginning



Outside and to the rear is a large south-facing garden, that is mainly lawned with a few mature trees and shrubs planted around. The property also benefits from a summer house, a pagoda and a paved entertaining area. In the summer months you could easily imagine you are somewhere abroad.



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.

ALL THE REASONS



Cranworth

IN NORFOLK
IS THE PLACE TO CALL HOME



A charming and picturesque semi-rural village in the heart of Breckland, ideal for those looking for the quiet country life, whilst still having amenities close by.

St Mary's church can be found in the centre of the village and was built during the early 14th century. There is also a village hall and a local family run business, the Mid Norfolk Smokehouse, producing natural oak smoked foods such as crabs and a variety of fish. Cranworth really offers a sense of Norfolk life, surrounded by countryside with beautiful, idyllic walks on your doorstep.

Less than four miles away is the highly desired market town of Hingham. Grand Georgian architecture surrounds the market place and village green. It was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as "little London".

The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow.

Amenities include a family butcher, The White Hart Hotel, which is a community Boutique Hotel and Country Dining Pub, cafe's, library, primary school, excellent health centre, doctors surgery, dentist and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich. The town is located 17 miles from the Cathedral city of Norwich, which has many restaurants, shops, supermarkets and services including an international airport.



Note from the Vendor



The property sits alongside St. Mary's Church.

“There is so much local history, especially around the church and farming.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating and Klargester sewage treatment plant.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0350-2294-1150-2902-6555

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.v

TENURE

Freehold.

SOWERBYS



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