



THE STORY OF
2 Bentley Road
Forncett St. Peter Norfolk

SOWERBYS



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THE STORY OF

2 Bentley Road

Forncett St. Peter, Norfolk
NR16 1LH

A Most Unique Family Home

Idyllic Village Location

Five Generous Bedrooms

Rich and Fascinating History

Celebration of Period Features

Seamless Blend of Old and New

Highly Versatile Accommodation

Two Excellent Garden Studios

Large Driveway

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“There’s a storied history for this home. The original stone in the study dates back to 1811.”

Every home has a story to tell, but few can boast such an eclectic and celebrated history which make you want to stop and listen to all the tales this one house can tell. Combine its rich and preserved history with a master-class in integrating bold, modern architecture and the result is a home like no other...

Dating back to the early 1800s, this idiosyncratic family home once served as the much-loved local bakery, evidence of which can still be seen today with the original oven set within the sitting room walls. Chapters thereafter include serving as the butchers and even the cornerstone of the community, the local post office -

which you can find the original hatch for as you walk past the snug.

The welcoming hallway, set with original pamment tile flooring, provides a journey through the historic wing of the home. Discover the elegant sitting room with a wealth of exposed timbers and a stunning original fireplace. Beyond it, the study provides excellent versatility and just as much character as the main reception room. To the other side of the hallway is the aforementioned snug, a more intimate family room, perfect for settling in together to enjoy a movie or some board games.

Beyond these historic receptions, this extraordinary home sprawls into a showcase of bold and modern architecture in which you find the stunning open-plan kitchen/dining room - along with a glazed mezzanine.

Under the double height vaulted ceiling, the high-end kitchen is awash with natural light from the floor to ceiling glazing and double doors to the rear garden.

A remarkably sociable, contemporary and modern way of living has been masterfully woven into the historic bones of this home. The ground floor is completed by the well-equipped utility room and guest WC.



“We’ve got the perfect blend of both old and new.”



“Our favourite space is definitely the kitchen, with views to the garden.”



The first floor is home to no less than five characterful bedrooms.

The impressive principal suite enjoys the drama and volume of yet another vaulted ceiling, this time graced with exposed original timbers alongside a bank of built-in wardrobes and luxurious shower room en-suite.

The second bedroom benefits from an en-suite of its own, whilst the three further bedrooms are well-served by the central family bathroom.

The first floor landing also of course grants access to the brilliant mezzanine over the kitchen/dining room, affording splendid views of the property and rear garden.

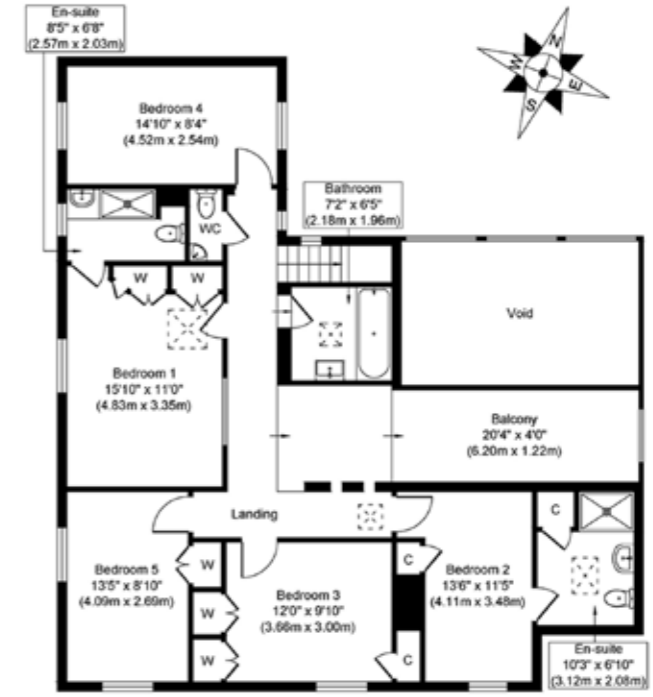


“There are terrific views in our home, especially the balcony looking over the garden.”

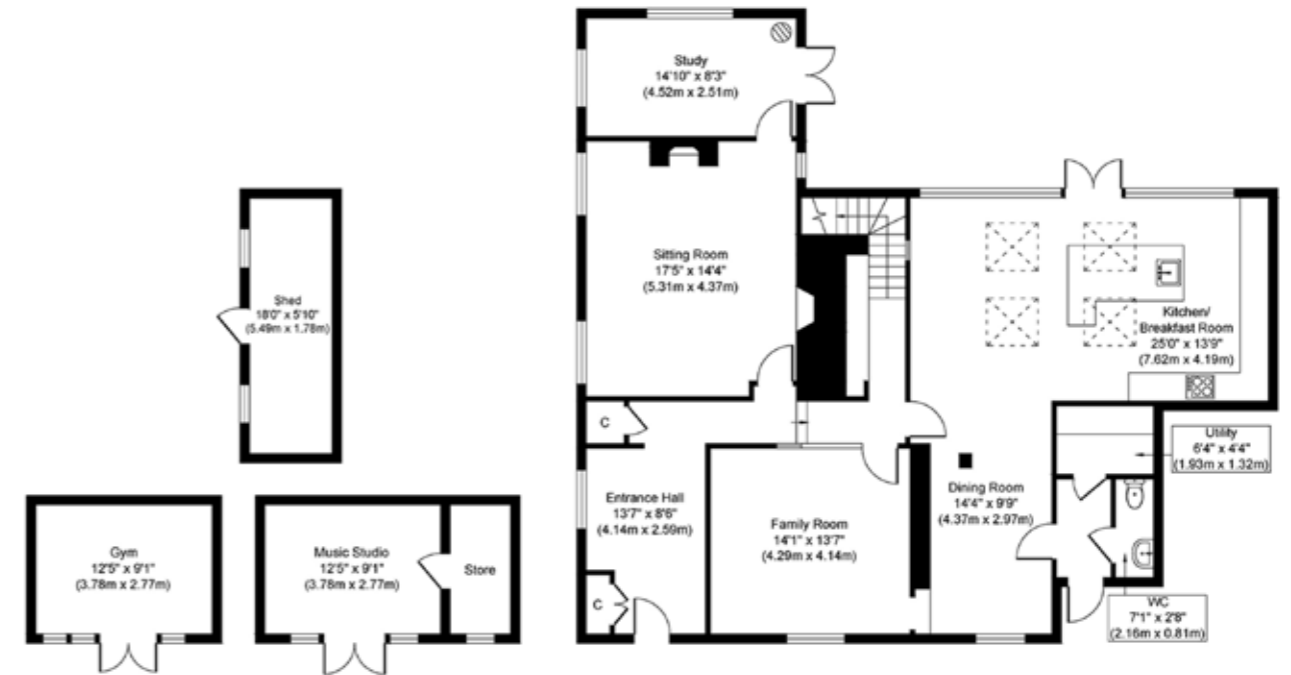


Whilst providing a large driveway and attractive front garden - with a dining terrace and lawned peninsula - the plot is generous enough to also offer an excellent rear garden too, housing two high spec garden studios. With one currently serving as a gym, and the other as a music room, the versatile and practicality which these substantial additions provide cannot be understated.

Alongside these, the rear garden provides ample space for the sprawling paved terrace leading from the kitchen and onto yet more well-kept lawn, interspersed with well-stocked flower beds.



First Floor
Approximate Floor Area
1041 sq. ft
(96.71 sq. m)



Outbuildings
Approximate Floor Area
375 sq. ft
(34.83 sq. m)

Ground Floor
Approximate Floor Area
1502 sq. ft
(139.54 sq. m)

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

Forncett St. Peter

IN NORFOLK
IS THE PLACE TO CALL HOME



A charming village, Forncett St. Peter is located just six miles south of Wymondham, a historic market town.

The village's close proximity to Wymondham makes it an ideal retreat for those seeking a peaceful countryside escape while still having access to the amenities and conveniences of a nearby town. The village is surrounded by picturesque landscapes, with rolling fields and idyllic countryside views.

One of the notable landmarks in Forncett St. Peter is its beautiful church, St Peter. This medieval church stands proudly in the heart of the village and is a testament to the rich history and heritage of the area. With its architectural splendour and tranquil atmosphere, St Peter's church is a place of spiritual significance and a popular destination for visitors and locals alike.

While Forncett St. Peter offers a peaceful rural

setting, it also provides easy access to the bustling city of Norwich. Just a short drive away, Norwich is a vibrant city with a rich history dating back to Roman times. Visitors to the city can explore its fascinating historical sites, such as the medieval Norwich Castle and the magnificent Norwich Cathedral.

Getting to Norwich from the village is convenient, not only by car, but thanks to its proximity to Wymondham, which has a train station with regular services to Norwich. This allows visitors to easily access the city without the hassle of driving. Additionally, for those wanting to travel further afield, Norwich has an international airport, making it easily accessible for some abroad sight-seeing.

Norwich itself offers a range of attractions and activities, including museums, art galleries, shopping districts, and a vibrant night-life. The city's cobbled streets are filled with charming independent shops, cafes, and restaurants, offering a delightful experience for visitors of all interests.



Note from the Vendor



“We’ve enjoyed long walks in the fields.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Private drainage.
Heating via an air source heat pump.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 7100-0702-0022-1092-3793

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: ///charts.global.crafted

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