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THE STORY OF

# Riverside Farm

*Forncett St Mary, Norfolk*

SOWERBYS

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# Riverside Farm

Low Road, Forncett St Mary,  
Norfolk, NR16 1JJ

Delightful Grade II Listed Home

Abundance of Period Features

Well-Fitted Kitchen/Breakfast Room

Characterful Sitting Room and Wood Burner

Garden Room and Snug

Utility Room and Cloakroom/Shower

Principal Bedroom with En-Suite

Three Further Bedrooms and Family Bathroom

Well-Landscaped Gardens

Range of Outbuildings

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“... a complete change of lifestyle - we've got studio outhouses, a large garden with wildlife, better access to nature, and a welcoming community.”

Charming and characterful, Riverside Farm is a quintessential Grade II listed country cottage. The abundance of character that lies within gives this property a wonderful ambiance and warmth, and makes it a home to enjoy.

The sitting room is the perfect place to spend a winter's evening with the warmth from the wood burning stove, ambiance from the exposed timbers and proportions which allow for a sociable furniture layout. The kitchen is the heart of the home; bright and airy with plenty of room for a breakfast table. A formal

dining room adjacent to the kitchen is perfect for Sunday lunches or evening dinner parties, whilst the garden room makes a wonderful place to sit back and relax. It's ideal for dining in the summer months, as well as enjoying views of the garden.

Just off the kitchen there is a lovely bright and airy snug, which is perfect for getting lost in a good book. In addition, working from home is catered for with a study nicely tucked away. To complete the ground floor there is a utility room and separate cloak and shower room.







Whilst the access to the first floor has been sympathetically remodelled with the addition of a modern staircase, the original base of the wooden spiral staircase makes a lovely feature and a nod to the cottage's past. The bedrooms are well laid out. The principal bedroom is partially vaulted with some exposed timbers and an en-suite bathroom. Three additional bedrooms share a well fitted family bathroom.



The grounds of Riverside Farm are beautifully screened by well-planted hedging and trees. The wrought iron gate takes you to a gravelled drive.

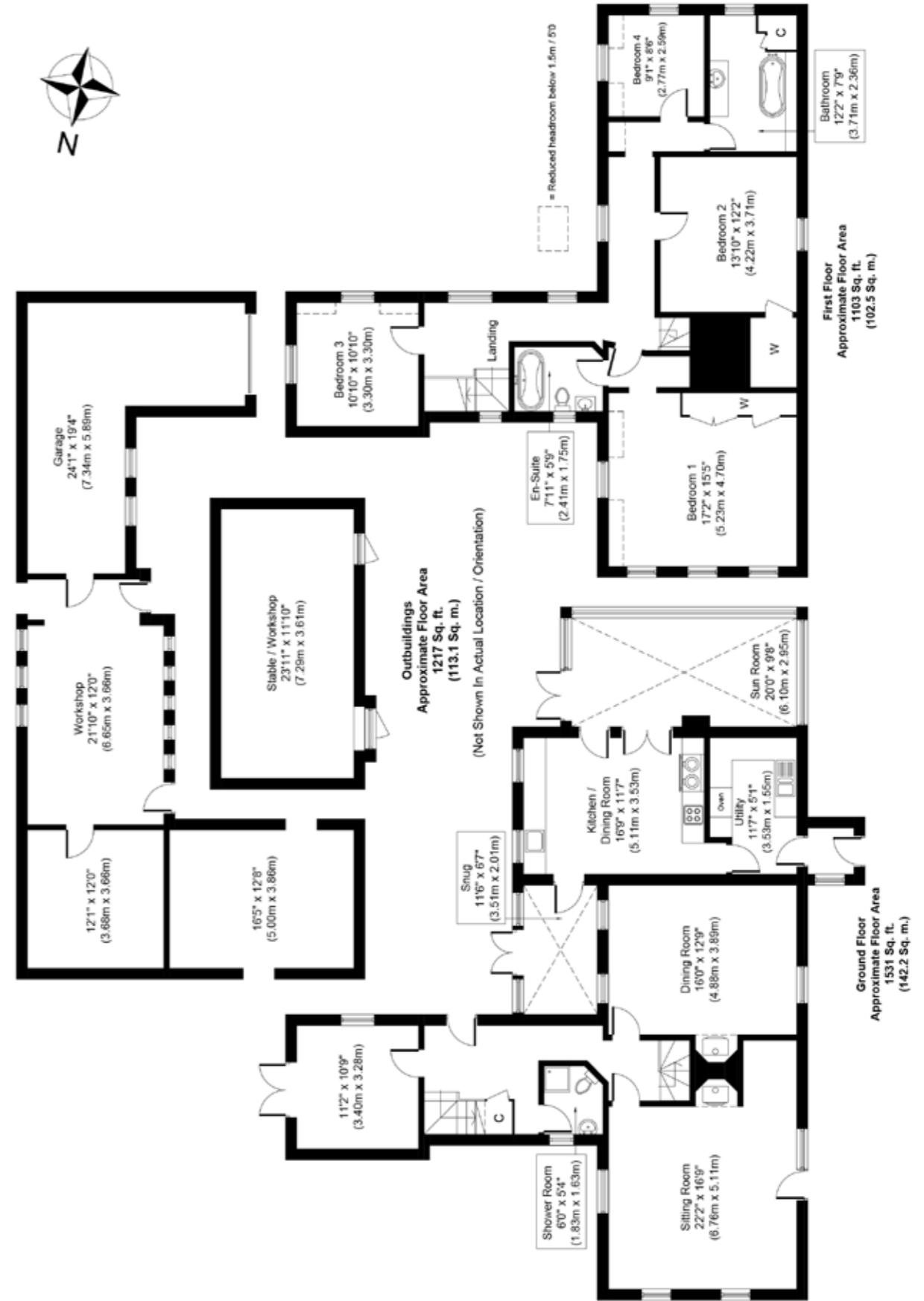
Planting within the garden is of a typical English cottage garden. Climbers soften the façade, whilst clipped box and specimen trees add structure. The well appointed terrace makes a great place to enjoy alfresco dining. A sweeping lawn leads down to the stables, which have been converted in to a wonderful studio and hobbies room. From here the views are delightful; a vista over neighbouring paddocks and the Tas valley.

To the front the owners have converted the outbuildings into further workshops and hobby rooms, as well as creating storage space within the garage.





“We’ve loved the rural situation, the lovely views, and being in touch with nature.”



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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ALL THE REASONS

# Forncett St Mary

IS THE PLACE TO CALL HOME



The small village of Forncett St Mary enjoys a delightful rural position, about 13 miles south of Norwich.

It's neighboured by the larger village of Forncett St Peter, and together they form the parish of Forncett. Wymondham, a bustling town famous for its Abbey, is only seven miles away and offers direct train links to Norwich, Cambridge and London, Kings Cross making it ideal for commuting.

Both the well-regarded Wymondham College and Wymondham High School are nearby, and primary schooling is provided in the surrounding villages.

Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants.

Norwich's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city.



Note from the Vendor



"It's wonderful to look down into the Tas valley, and see the horses and cattle grazing..."

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II Listed.

## TENURE

Freehold.

## LOCATION

What3words: ///nipped.trifling.goodnight

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