



The Old Bakery
2 Bentley Road | Forncett St. Peter | Norfolk | NR16 1LH

SPECTACULAR STYLE



“A stunning period home that brims with charm, is deceptively spacious, and has been beautifully extended with a magnificent, double height contemporary kitchen.

Add in a lovely garden and two studios, plus a wonderful location, and you’ll see this is a place that stands out from the crowd. It feels very tranquil here, yet you’re only a short drive from Wymondham, Long Stratton, Norwich and Old Buckenham, so you’re spoilt for choice when it comes to amenities.”



KEY FEATURES

- A Stunning Period Home, a Former Bakery and Post Office, situated in the Sought-After Village of Fornsett St. Peter
- Five Bedrooms; Three Bath/Shower Rooms
- Two of the Bedrooms benefit from En-Suite Facilities
- Three Reception Rooms and a Study
- Kitchen/Breakfast Room with Separate Utility and WC
- The Property has Many Character Features including the Original Bread Oven and Post Office Window
- Private Front Garden and Plenty of Parking
- Enclosed Rear Garden with Two Garden Studios currently used as a Gym and Music Room and a Shed
- The Accommodation extends to 2,460sq.ft
- Energy Rating: D

It's very easy to fall in love with this home – it's been so exquisitely finished and perfectly combines the old and the new. In fact, it's one of the most seamless and well-designed extended cottages we've seen. Ideal for families, for the active retired or for a sociable couple, this is your chance to write the next chapter in the story of this interesting and appealing property.

Character Meets Contemporary

The oldest part of the house dates back to the early 17th century and has plenty of character, including original oak timbers and exposed parts of the timber frame, brick fireplaces, pamment tiles and more. It began life as a bakery and still has the original bread oven in the wall (this is no longer functioning). It's also been a Post Office and has the original Post Office window in the snug, so you can see it's played an important part in the history of the village throughout the centuries. The current owners came here when they were looking for a large home that offered space for their four children. This jumped out as a place where each child could have their own bedroom, the family could gather together in the kitchen and family area, or they could spread out and everyone could do their own thing without disturbing each other.

Sociable Space

It's proved to be a wonderfully sociable home too. The owners have hosted many parties here, with one of the children even DJing from the mezzanine above the kitchen on one memorable occasion! Certainly the magnificent full-height kitchen is a fabulous, light-filled space that's ideal for entertaining or family time alike. Doors opening to the garden, it's lovely in summer and excellent for young families, allowing you to easily keep an eye on little ones playing out.





KEY FEATURES

It's also been brilliantly designed to flow well from the much older beamed dining room, incorporating plenty of wood to blend it whilst retaining its own distinct character. As well as the open-plan kitchen, dining and family room, you have three further reception rooms to choose from, the study also having doors onto the patio. Upstairs, there are five good-size bedrooms – no arguments among the children as to who ends up with the box room – there isn't one! Two of the bedrooms are en-suite, with a family bathroom and separate cloakroom, so you won't have to queue when everyone's getting ready in the mornings. The principal suite is a particular highlight, with a stylish shower room, vaulted ceilings and original beams. And let's not forget that beautiful mezzanine landing that offers views out over the garden, as well as filling the first floor with light.

Sunshine And Seclusion

Another unusual feature of this property is that both the front and rear gardens are very usable. The house sits side on to the road, so both gardens are private and both get plenty of sun. The owners have had a bouncy castle on the front lawn before, celebrating a birthday. To the rear of the plot, there are two garden studios, both attractive, high-spec buildings, one used as a music room and one as a gym. You could use these as hobby rooms, games rooms, home offices... there are so many options and these buildings add enormous flexibility. Perhaps you want a guest suite? The choice is yours!

Comfortable In The Countryside

Having lived in towns or cities before, the owners were keen to embrace country life, but still wanted to be within easy reach of Norwich and have easy access to supermarkets, takeaways and more. They have enjoyed being able to head out on country walks or strolling to the village pub for dinner, yet being only a few miles from the beautiful and historic town of Wymondham, with its excellent schools and useful train station. Long Stratton is also well served with a library, takeaways and more, if you fancy a change of scene. Altogether, the village here offers a nice balance, enabling you to dip your toe into country life without cutting yourself off from civilisation. A lovely place in which to raise a family, or for a sociable couple, perhaps having friends and family to stay, it's easy to see the appeal of the property and its location.





























INFORMATION



On The Doorstep

The property lies in the popular South Norfolk village of Fornsett St Peter. The village has a primary school and the well known Jolly Farmers public house. Within the neighbouring village of Tacolneston is a 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?

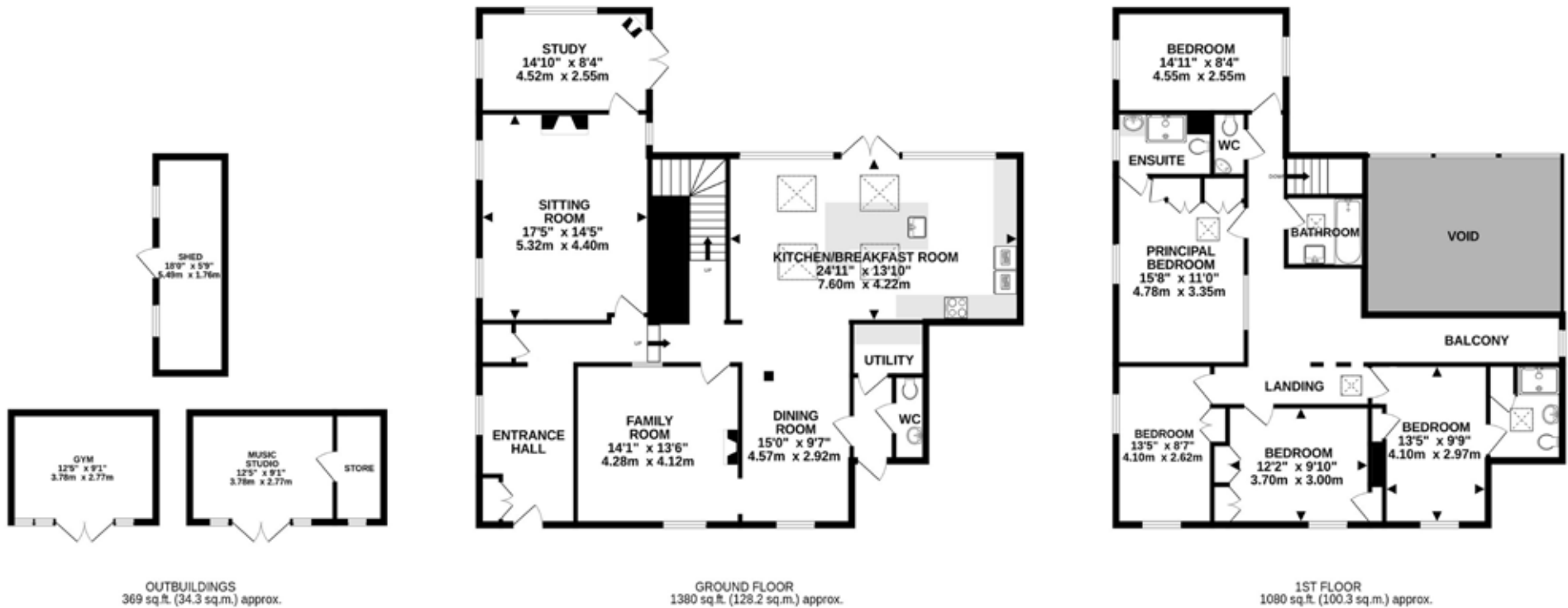
There are main line commuter connections for London Liverpool Street, Ipswich, Diss and Cambridge at Wymondham. Road travel via the B1113 is 20 minutes and the A140/A11 corridors offer swift access to London in around 2 hours, with Cambridge only 1 hour distant. Norwich is around 10 miles and offers 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

Leave Norwich on the Ipswich Road/A1056, turn right onto the B1113 passing through the villages of Swardeston and Mulbarton. At the roundabout take the second exit onto The Street/B1113. Continue to follow the B1113 and then take a left onto Bentley Road whereby The Old Bakery, number 2, will be found directly in front of you on the right hand side.

Services, District Council and Tenure

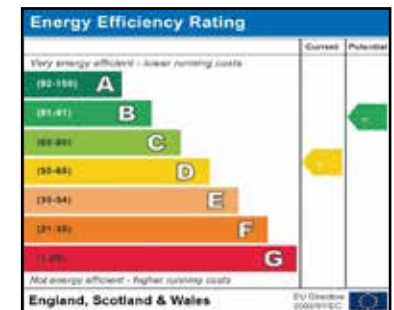
Air Source Heat Pump, Mains Water, Mains Drainage
South Norfolk District Council – Council Tax Band F
Freehold



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2460 sq.m. (228.5 sq.m.) approx.
TOTAL FLOOR AREA : 2829 sq.ft. (262.8 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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BENTLEY ROAD

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