



# THE OLD BEAMS

12 BENTLEY ROAD, FORNCETT ST PETER, NR16 1LH



## A charming and picturesque thatched cottage with an abundance of character.

The Old Beams is a delightful 'picture postcard' cottage that has been updated by the current vendors and now offers well-presented accommodation in a sought-after residential location. Every room is filled with character and a wealth of exposed timbers. The house is set back from the road. An impressive front door opens to the entrance hall. There are two staircases making the accommodation versatile and creating an excellent flow. To one end is a double aspect sitting room with large inglenook fireplace and woodburning stove. There is a dining room with the second staircase. Off the dining room is a useful utility room together with the excellent double aspect kitchen which is fitted with a comprehensive range of shaker style units and an island. There is also a decorative period range. On the first floor are three vaulted double bedrooms and a delightful bathroom with freestanding roll top bath.

Externally there is parking for several cars together with a detached double garage. The majority of the garden is to the front

and laid principally to lawn bordered by mature hedging. To the rear of the house the vendors have created a kitchen garden area and terrace for alfresco dining.

### LOCATION

Fornsett St Peter is about three miles from the market village of Long Stratton and six miles from Wymondham. Diss is about 13 miles distant which has a main line railway station with good connections to London (London Liverpool Street 90 minutes). Wymondham Station has direct trains to Cambridge and Norwich offers a broad range of amenities.

### SERVICES

Oil fired central heating. Mains electricity, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band E



3



2



1



13  
Miles

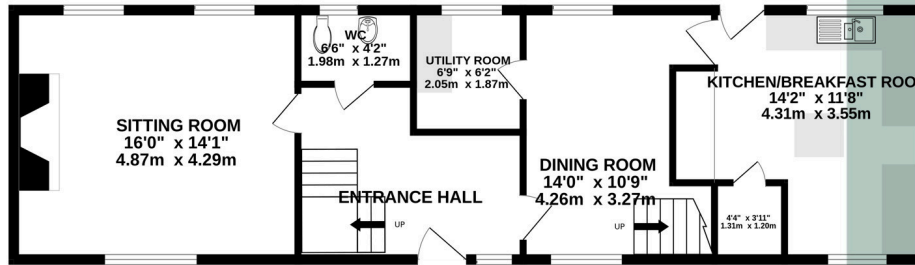




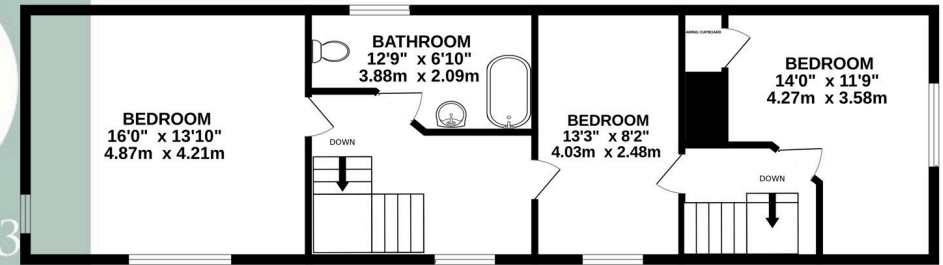


## FLOOR PLAN

GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1408 sq.ft. (130.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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## AGENT'S NOTE

There is a Restrictive Covenant which prohibits buildings on the right hand side of the garden with the exception of Agricultural buildings

## VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

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## IMPORTANT NOTICE

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