



BIRDS COTTAGE

14 BENTLEY ROAD, FORNCETT ST PETER, NR16 1LH



A charming Grade II Listed detached cottage with an abundance of character and versatile accommodation.

The property is a charming detached Grade II Listed character cottage with an abundance of period features. It is set along a shared private drive in a sought-after village.

There is a feature entrance porch that sets the tone for the property with the front door opening to the delightful sitting room with its fireplace and wood burning stove. One of the staircases rises from this room to the first floor. Off the sitting room is a study with its own shower room. At the back of the property is a spacious 'L-shaped' kitchen dining room with wooden floor and exposed timbers. A spiral staircase rises from the rear hall to the first floor bathroom. The first floor comprises the main bedroom, landing bedroom and bathroom and it is considered the layout can be adapted to suit a variety of needs.

To the side of the house is gravel parking area for two cars. There is period wall to the front and an established area of garden. The rear garden is laid to lawn and a delightful feature of the property, bordered by mature hedging.

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

Electric Storage Heaters. Mains water, electric 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 C

VIEWING

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





FLOOR PLAN

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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