



THE STORY OF

Beech Barn

Forncett St Peter, Norfolk

SOWERBYS



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Beech Barn

Forncett St Peter, Norfolk
NR16 1HR

Popular Village Location

Characterful Cottage

Well-Fitted Modern Kitchen Breakfast Room

Open-Plan Sitting and Dining Room

Modern Ground Floor Shower Room

Three First Floor Bedrooms

Modern Family Bathroom

Two Attic Bedrooms

Rear Courtyard, Lawned Front Garden

Off-Road Parking

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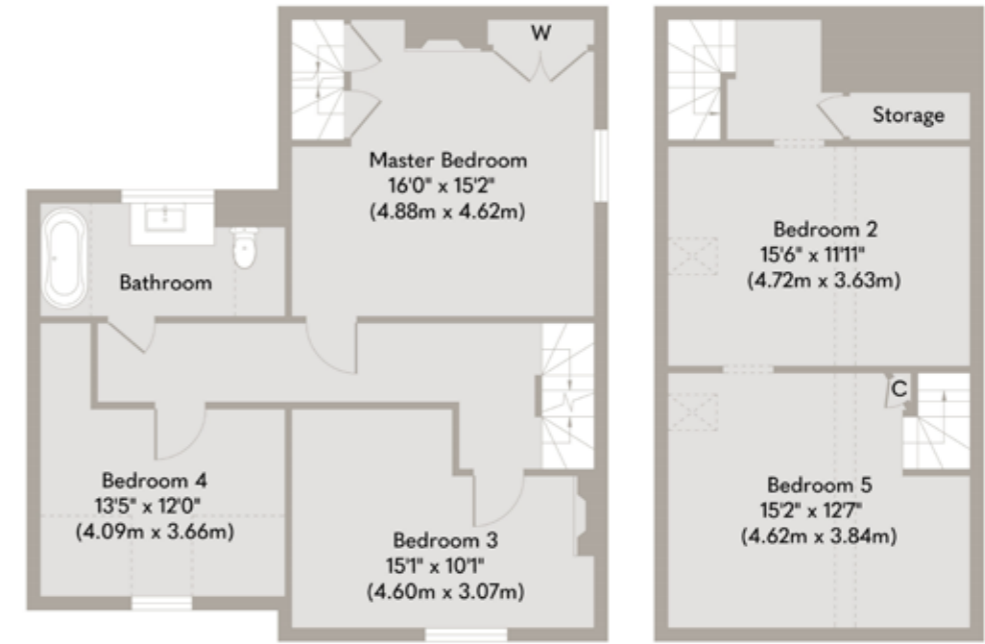
Beech Barn is a stunning period cottage brimming with character, thoughtfully updated to blend modern comforts with its historic charm. The beautifully appointed kitchen breakfast room showcases an inglenook fireplace housing a freestanding cooking range, surrounded by abundant storage, worktops, an island unit, and exposed timbers, adding to the cottage's unique appeal.

The open-plan sitting and dining rooms are bathed in natural light, offering a cosy retreat with the warmth of a wood-burning stove during winter. Rich oak flooring adds warmth and elegance, while painted paneling in the dining room creates an inviting atmosphere perfect for entertaining. A modern shower room and cloakroom complete the ground floor.

The first floor features three character-filled bedrooms, each with subtle exposed timbers, alongside a well-appointed family bathroom. The top floor boasts two vaulted attic bedrooms, offering additional space and charm.

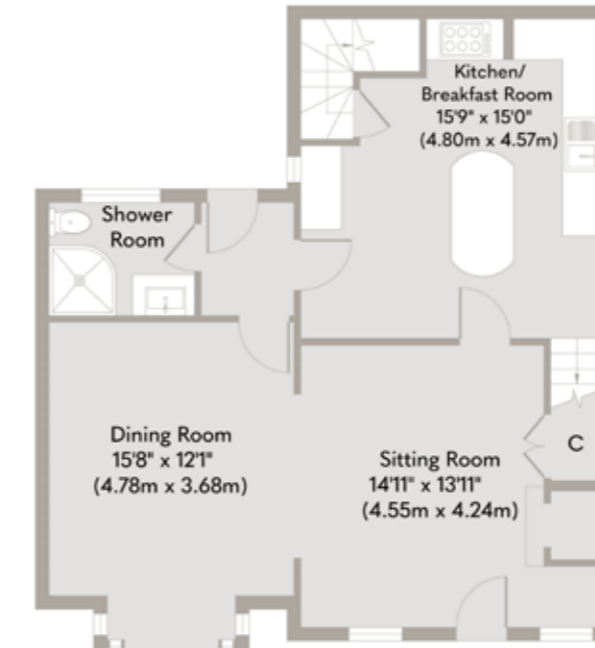
Outside, the gravelled driveway at the front provides ample parking and access to a timber storage shed. The front garden is primarily laid to lawn, with a gravel pathway leading to a charming front terrace. At the rear, a paved courtyard offers a private outdoor retreat.





First Floor

Second Floor



Ground Floor

Ground Floor Approximate Floor Area 702 sq.ft (65.24 sq.m)
 First Floor Approximate Floor Area 684 sq.ft (63.55 sq.m)
 Second Floor Approximate Floor Area 421 sq.ft (39.13 sq.m)
 Approx. Gross Internal Floor Area 1807 sq.ft (167.92 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.

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Forncett St. Peter

CHARMING VILLAGE LIFE, MINUTES FROM AMENITIES



The south Norfolk village of Forncett St Peter is just off the A140 and approximately 4 miles west of the town of Long Stratton and is approximately 15 minutes by car from the market town of Attleborough.

Forncett St Peter sits alongside Tacolneston where some local amenities can be found as well as a village pub and bus service, the nearest Post Office and Convenience Store being in Bunwell just 2 miles down the road.

Norwich is just under 13 miles away and offers many high street department stores, as well as cultural and leisure facilities. Norwich offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services and a main line railway station serving London Liverpool Street and Cambridge. Norwich also offers an international airport.



Note from Sowerbys



“Beech Barn is a stunning period cottage brimming with character.”



SERVICES CONNECTED

Mains water and electricity.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref: 8508-0705-3529-4297-3983

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: ///interviewer.shunted.enacts

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SOWERBYS

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