



THE STORY OF
Farndale
Cranworth, Norfolk

SOWERBYS



THE STORY OF

Farndale

High Common, Cranworth, Thetford
IP25 7SX

Three Bedroom Detached Bungalow

Overlooking Fields to Front and Rear

Spacious Living Room

Bright and Airy Kitchen with Field Views

Natural Light Throughout

Quiet Village Location

Generous Plot

Single Garage and Workshop

Endless Potential for Future Development (Subject
to Relevant Planning Permissions and Consents)

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Nestled in a tranquil village setting, this delightful three bedroom detached bungalow offers the perfect blend of peaceful countryside living and ample space for future development. Set on a generous plot, the property boasts stunning views over picturesque fields to both the front and rear, creating a serene backdrop for everyday life.

The bungalow itself features a well-laid-out living space, including a spacious living room overlooking the garden, a bright and airy kitchen with far-reaching field views, three comfortable bedrooms, and a shower room. The home is bathed in natural light, enhancing the sense of space and offering a strong connection to the beautiful surroundings.

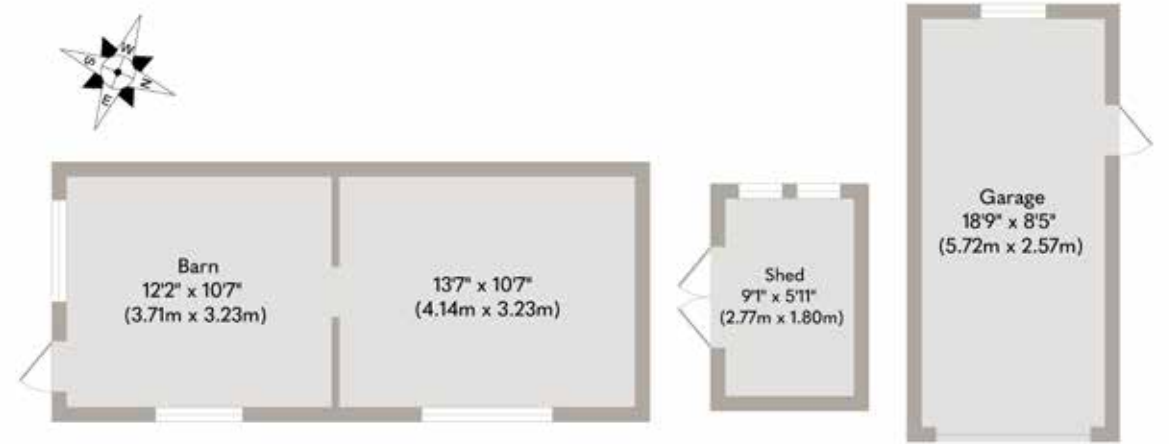
The expansive plot provides endless potential—whether you wish to extend the existing home to suit your needs or simply enjoy the large outdoor space (subject to planning permissions and consents). The peaceful village location offers a quiet and relaxed lifestyle.

Surrounded by open fields, this is an exceptional opportunity to create your dream home in a sought-after rural setting. Don't miss the chance to own this unique bungalow in such a desirable location.



The home is bathed in natural light, enhancing the sense of space





Outbuilding
Approximate Floor Area
488 sq. ft
(45.29 sq. m)



Ground Floor
Approximate Floor Area
948 sq. ft
(88.07 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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Cranworth

SEMI-RURAL PICTURESQUE VILLAGE

Cranworth is a charming and picturesque semi-rural village situated in the heart of Breckland, Norfolk. It offers a tranquil country lifestyle while maintaining convenient access to nearby amenities.

St Mary's Church: At the village's centre stands St Mary's Church, a Grade I listed building with origins dating back to the 13th century. The church has been a center of Christian worship for nearly 1,000 years and is part of the Barnham Broom and Upper Yare Team of Parishes.

Cranworth features a village hall and is home to the Mid Norfolk Smokehouse, a family-run business producing natural oak-smoked foods such as kippers, salmon, mackerel, haddock, kiln salmon, and duck pâté. They also offer fresh fish, including bass and crabs, sourced from sustainable fisheries.

Less than four miles away is the market town of Hingham, known for its Georgian architecture and vibrant community life. Amenities in Hingham include a family butcher, The White Hart Hotel (a boutique hotel and country dining pub), cafés, a library, a primary school, a health centre, a doctor's surgery, a dentist, and frequent bus services connecting to surrounding villages and towns such as Wymondham, Attleborough, Watton, Dereham, and Norwich.

Cranworth's combination of rural charm and proximity to essential services makes it an attractive location for those seeking a peaceful country lifestyle with convenient access to urban amenities.



Note from Sowerbys



The rear garden showing a glimpse of the field views.

“Set on a generous plot, the property boasts stunning views over picturesque fields to both the front and rear.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating and septic tank drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 8031-6028-6860-6088-4906

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: ///collected.useful.motivates

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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