



## Church Farm Barn, Cranworth

Guide Price £800,000



# Church Farm Barn

Cranworth, Thetford

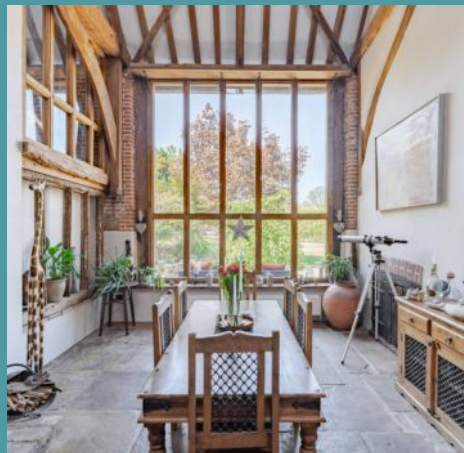
Guide Price: £800,000-£850,000. With the church steeple rising in the background and verdant foliage softly surrounding the front porch, this barn conversion makes a striking initial impact. A dramatic spiral staircase greets you as you enter a home bathed in natural light from Velux windows, casting a warm glow over the spacious kitchen with granite countertops, an Alpha range cooker and a central island. The vaulted dining space, with its floor-to-ceiling glass windows, frames breathtaking views of the grounds, while the five bedrooms, including a principal suite with a luxurious en suite, provide both versatility and comfort. Exposed beams, oak flooring and custom touches enhance the home's character, with select rooms featuring additional en suite bathroom and a walk-in wardrobe. The extensive grounds include an ornamental pond, decked seating area, greenhouse, and storage sheds, all set behind mature trees and a high wall for ultimate privacy.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







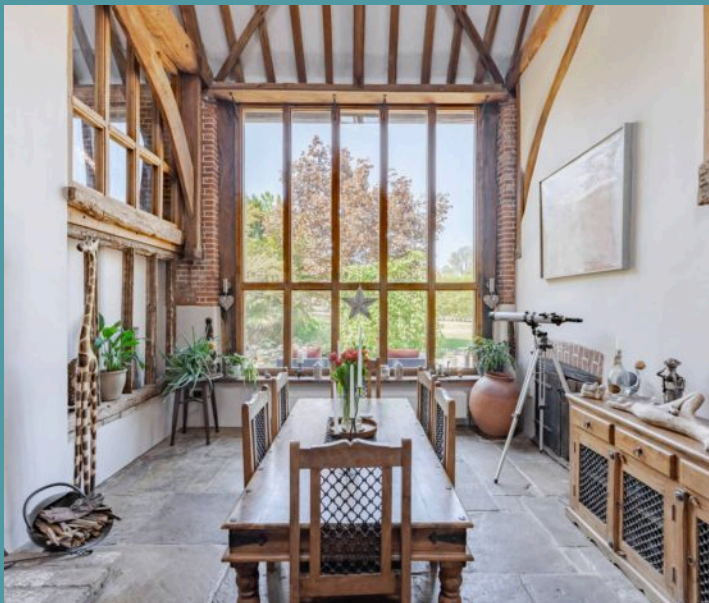
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### The Location

Tucked into the picturesque village of Cranworth offers an idyllic slice of countryside living surrounded by rural charm in Norfolk. The village itself is enriched with community spirit, anchored by its early 14th-century parish church, St. Mary's, and the welcoming Cranworth Village Hall, both acting as cornerstones for local gatherings and events. Adding to its unique flavour, the family-run Mid Norfolk Smokehouse brings artisan character to the area with a tempting array of natural oak-smoked seafood, drawing food lovers from near and far.





Ground Floor  
1927 sq.ft. (179.9 sq.m.) approx.

1st Floor  
914 sq.ft. (84.9 sq.m.) approx.

2nd Floor  
241 sq.ft. (22.4 sq.m.) approx.



**TOTAL FLOOR AREA : 3082 sq.ft. (286.3 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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