



St. Mary's Retreat, Cranworth

Thetford



Minors & Brady

St. Mary's Retreat

Cranworth, Thetford

Cloaked in rural tranquillity, St. Mary's Retreat is a striking four-bedroom barn conversion, crowned with a terracotta-style roof and brimming with architectural detail, set amid rolling fields with distant church spire views. Its white rendered façade, flint detailing, and terracotta-style pan-tiled roof, crowning the home with timeless elegance, hint at the charm waiting inside, where rich beams, brick curves, and glass balustrades create interiors full of character and style. The split-level lounge, dining area, and bespoke kitchen flow seamlessly, balancing grandeur with intimate, inviting spaces. Upstairs, four generous bedrooms, including a principal suite with en-suite, blend original architectural charm with modern comfort. Outside, the south-facing garden unfurls across the plot, with terraces, pergolas, and further sweeping views of the surrounding fields. Offered with no onward chain, this remarkable property tells a story of craftsmanship, light, and countryside living in a peaceful village setting.



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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.

Less than three miles away lies Shipdham, a historic village set within a designated Conservation Area, proudly preserving its deep roots while continuing to thrive in the present. Once home to the 44th bomber group during WWII, the village's heritage lives on through the Shipdham Aero Club and museum. Today, Shipdham supports a dynamic, well-connected community with practical essentials such as a GP surgery, Post Office, nursery and primary school, local shops and a traditional pub. The village blends characterful period homes with carefully considered new developments, all thoughtfully designed to harmonise with the rural surroundings.

For broader amenities, the bustling market town of Dereham is only a short drive away, offering everything from Tesco and Lidl supermarkets to independent retailers and a twice-weekly traditional market held on Tuesdays and Fridays. Known for its Georgian architecture and expansive plots, Dereham is both historically rich and comfortably modern, with excellent schools, a leisure centre, a cinema and a golf course making it a sought-after hub for families, professionals and retirees alike.



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Set back along a private driveway, this commanding four-bedroom barn conversion stretches impressively in length, creating a home of rare scale and presence. With rolling fields on all sides and distant church spire views, the property exudes a sense of serenity while radiating character at every turn.

The exterior immediately captivates: a white rendered rear façade punctuated by a striking strip of flint, crowned with a terracotta-style pan-tiled roof, blending traditional craftsmanship with timeless appeal. Inside, the property is brimming with character, from rich exposed beams that continue even into the bathrooms, to original brick curvatures, and glass balustrade-style staircases that add contemporary flair to the historic interior.

The split-level lounge forms the centerpiece of the home, bathed in natural light through multiple windows and centered around a bespoke fireplace. Steps lead up to the dining area, framed by an exposed brick archway, while the rear kitchen is a stunning blend of style and function, featuring a Belfast sink, range cooker, and French doors opening directly onto the garden terrace, creating a seamless link between indoor and outdoor living.



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Upstairs, four generously proportioned bedrooms await, including a principal suite with an elegant en-suite bathroom. Every room retains original beams and distinctive architectural details, offering warmth, authenticity, and a strong sense of character. The family shower room is equally refined, combining practical modern fittings with historic charm.

The outdoor space is as impressive as the interior. South-facing and expansive, the garden sweeps across the plot with mature landscaping, varied levels, and multiple areas for entertaining, including a terrace and pergola. From here, the eye travels across stunning uninterrupted fields, providing privacy, tranquility, and an undeniable sense of grandeur.

Offered with no onward chain, this property represents a rare opportunity to acquire a long, character-filled barn conversion with exceptional interiors, dramatic proportions, and panoramic countryside vistas, all within a peaceful village location yet with excellent connectivity to local amenities.

Agents Note

Sold Freehold

Connected to mains water, electricity, oil-fired heating, alternative drainage.

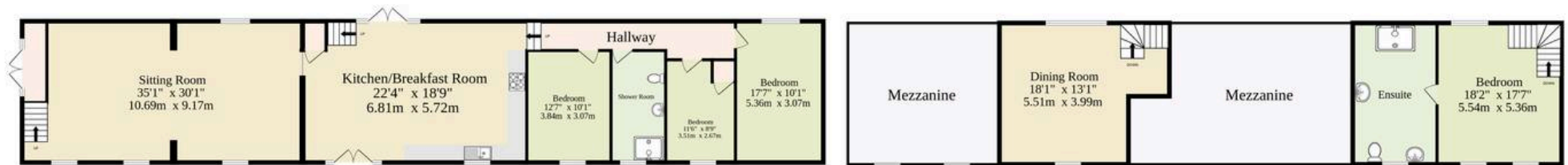
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Ground Floor
2115 sq.ft. (196.5 sq.m.) approx.

1st Floor
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 2831 sq.ft. (263.0 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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