



The Barns At The Croft Cheneys Lane, Forncett St. Mary

Norwich



in Region of £800,000
Minors & Brady

The Barns At The Croft Cheney's Lane

Forncett St. Mary, Norwich

The Barns at Forncett St Mary is a masterpiece of South Norfolk living, a period barn conversion of over 3,000 sq. ft. set within approximately half an acre (STMS) of landscaped grounds. Vaulted ceilings, exposed beams, flagstone floors and a striking garden room embody character and craftsmanship, while a contemporary Shaker kitchen, underfloor heating and thoughtfully designed reception spaces bring modern elegance. Five bedrooms, three with en-suites, are complemented by a beautifully integrated self-contained annexe offering two further bedrooms and private facilities, perfect for multi-generational living or guests. Sweeping lawns, an orchard of fruit trees, ornamental borders and sunlit terraces create an idyllic sequence of outdoor “rooms,” framed by the tranquillity of the Tas Valley. A sweeping shingle driveway, garage, and generous parking provide practicality, while the home’s Conservation Area setting enhances its heritage charm. More than a residence, The Barns is a celebration of rural luxury, blending heritage, comfort and style in one of South Norfolk’s most desirable locations.

- Over 3,000 sq. ft. of living space merging period charm with modern comfort, set in approx. half an acre (STMS) of landscaped South Norfolk gardens
- Stunning garden room with curved frontage, underfloor heating, sedum roof, and floor-to-ceiling windows – a true centrepiece of the home
- Shaker kitchen reimaged in 2012 with granite island, Rangemaster oven, Belfast sink, Neff appliances and double doors onto a brick barbecue terrace
- Self-contained annexe with two en-suite bedrooms, vaulted attic and utility – ideal for multi-generational living or independent guests
- Five spacious bedrooms in the main house, including vaulted master with en-suite, plus two further en-suites,





M&B

The Barns At The Croft Cheney's Lane

Forncett St. Mary, Norwich

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



M&B

The Barns At The Croft Cheney's Lane

Forncett St. Mary, Norwich

The Barns at Forncett St Mary is a masterpiece of South Norfolk living, a period barn conversion of over 3,000 sq. ft. set within approximately half an acre (STMS) of landscaped grounds. Vaulted ceilings, exposed beams, flagstone floors and a striking garden room embody character and craftsmanship, while a contemporary Shaker kitchen, underfloor heating and thoughtfully designed reception spaces bring modern elegance. Five bedrooms, three with en-suites, are complemented by a beautifully integrated self-contained annexe offering two further bedrooms and private facilities, perfect for multi-generational living or guests. Sweeping lawns, an orchard of fruit trees, ornamental borders and sunlit terraces create an idyllic sequence of outdoor “rooms,” framed by the tranquillity of the Tas Valley. A sweeping shingle driveway, garage, and generous parking provide practicality, while the home’s Conservation Area setting enhances its heritage charm. More than a residence, The Barns is a celebration of rural luxury, blending heritage, comfort and style in one of South Norfolk’s most desirable locations.

The Location

Forncett St Mary is a quintessential South Norfolk village, offering the perfect balance of peaceful countryside living and convenient access to modern amenities. Nestled amidst rolling fields and scenic landscapes, the village is ideal for those seeking tranquillity without feeling isolated. The vendors particularly enjoy how peaceful the area is, with lovely walks along and around the Tas Valley, making it a wonderful place to unwind and connect with nature.

Just a short drive from Long Stratton (approximately 3 miles), residents benefit from a range of facilities including a senior and middle school, GP surgery, large community gym, shops, restaurants, and pubs. The neighbouring village of Forncett St Mary is a beautiful location, offering a mix of modern amenities and a sense of community.



Ground Floor & Annex
2057 sq.ft. (191.1 sq.m.) approx.

1st Floor & Annex
982 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA : 3039 sq.ft. (282.3 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.

Made with Metropix ©2025