



The Barn Low Road, Forncett St. Peter
Norwich



Minors & Brady

The Barn Low Road

Forncett St. Peter, Norwich

Within the quiet folds of the Norfolk countryside, this Grade II Listed barn conversion captures the essence of rural living with effortless style and timeless appeal. Believed to date back to around 1650, the property has been thoughtfully restored to celebrate its heritage, with vaulted ceilings, exposed beams and rich brickwork that lend a sense of warmth and authenticity throughout. Inside, generous open-plan living spaces create a natural flow, centred around a striking brick fireplace with wood-burning stove, the heart of the home. Light streams through bi-fold doors to the private courtyard, while a versatile self-contained wing provides the perfect space for guests, extended family or those seeking a quiet workspace. Every detail feels considered, combining craftsmanship, comfort and contemporary ease in a home that feels both grounded in history and beautifully attuned to modern life.





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- A beautifully presented Grade II Listed barn conversion believed to date back to around 1650, offering a rare blend of heritage charm and modern comfort
- Striking vaulted ceilings and exposed beams throughout, celebrating the building's original structure and craftsmanship
- A sitting and dining room centred around a floor-to-ceiling brick fireplace with wood-burning stove, creating a warm and inviting heart to the home
- A thoughtfully designed kitchen with granite work surfaces, traditional cabinetry and a breakfast bar set beneath the exposed timbers of the former stables
- Flexible ground-floor accommodation with a self-contained wing that includes a bedroom, family room, garden room, shower room and WC, ideal for guests, multigenerational living or a creative workspace
- Two first-floor bedrooms each with en-suite facilities, and a galleried landing that currently provides a study area overlooking the living space below
- A south-facing courtyard suitable for outdoor seating arrangements, to enjoy al-fresco dining or host summer BBQs
- A beautifully maintained exterior setting with an area of lawn, mature planting and generous driveway parking leading to two garages and useful storage
- An adjoining parcel of land of approximately 0.66 acre (stma) available by separate negotiation, offering scope for further gardens, a small paddock or simply an extension of the surroundings



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Forncett St. Peter

Low Road is situated in the Norfolk village of Forncett St Peter, a small rural community characterized by historic cottages, farmland, and the village church at its heart. The village is conveniently located just over two miles from Long Stratton, where residents can access local shops, a supermarket, cafes, and essential services. The market town of Diss is around 12 miles away, offering a wider range of amenities, including high street shopping, leisure facilities, and a mainline railway station.

For families, Forncett St Peter offers easy access to primary education at Forncett St Peter Church of England Primary School, with secondary schooling nearby at Long Stratton High School. Local transport is functional for a rural area, with bus routes connecting to Long Stratton, Diss, and Norwich, while the nearest train stations provide links to Norwich, London, and beyond.

Life on Low Road blends the peace and space of the Norfolk countryside with practical convenience: local village amenities, nearby schools, and access to towns for shopping or commuting. It is ideal for those who appreciate a rural lifestyle without being isolated, offering a strong sense of community alongside open countryside surroundings.

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Set amidst the quiet charm of the Norfolk countryside, this beautifully presented Grade II Listed barn conversion tells a story that stretches back to 1650. Once an integral part of the rural landscape, it now offers a refined and versatile home that celebrates its heritage while embracing modern comfort and ease of living.

Beyond its handsome brick and flint exterior, this is a property that invites both relaxation and sociable living. Inside, the atmosphere is one of calm authenticity, vaulted ceilings, exposed beams and mellow tiled floors combine with light-filled spaces to create a home full of warmth and quiet character.

At the heart of the property lies the impressive sitting and dining room, a space that encapsulates the barn's spirit. The soaring ceiling draws the eye upward to the magnificent framework of old timbers, while a floor-to-ceiling brick fireplace with a wood-burning stove offers an anchor of comfort and conversation. The adjoining dining area, perfectly suited for long, convivial evenings, flows naturally through to the kitchen, maintaining a sense of openness while defining distinct zones for family life and entertaining.



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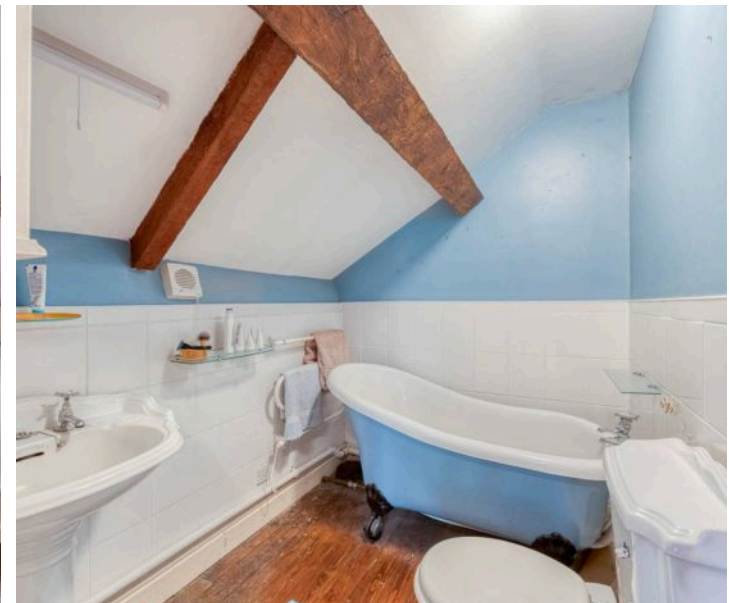
The Barn Low Road

Forncett St. Peter, Norwich

The kitchen itself blends function with heritage, fitted with a range of traditional cabinetry beneath granite work surfaces, it retains a tactile connection to the building's origins through the exposed beams of the former stables. A breakfast bar provides a more casual space to gather, while doors open directly to the private courtyard, ideal for morning coffee or alfresco dining outdoors. A practical utility room sits adjacent, discreetly serving the needs of a modern household.

The ground floor offers exceptional flexibility, with a thoughtful layout that can adapt to changing needs. Beyond the main living areas lies a self-contained section, currently comprising a family room, garden room, bedroom, shower room and WC, which could comfortably function as a guest suite, independent living space, or a fourth bedroom. With bi-fold doors opening to the courtyard and views of the rear garden, it enjoys a sense of privacy and connection to the outdoors.

Upstairs, the galleried landing, currently used as a study, captures the full height and character of the barn. Two beautifully proportioned bedrooms each feature their own en-suite facilities, ensuring comfort and seclusion for residents and guests. One bedroom flaunt built-in wardrobes, whilst the other has two skylights that draws in the natural light.



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Externally, the home unfolds into a series of inviting outdoor spaces. A private, south-facing paved courtyard offers a sheltered setting for entertaining or quiet reflection, while the adjoining lawn provides a soft green outlook. The property benefits from driveway parking for multiple vehicles, two adjoining garages, and useful storage for garden equipment.

For those seeking a little more land, an adjoining parcel of approximately 0.66 acre (stms) is available by separate negotiation, perfect for creating an extensive garden, a small paddock, livestock use, or simply to enjoy as open space.

This is a home that celebrates craftsmanship and proportion – a barn conversion that remains true to its origins while offering a contemporary rural lifestyle. Rich in character, it represents a rare opportunity to inhabit a piece of Norfolk's heritage in a way that feels wholly of the present.

Agents note

Freehold

Septic tank shared with the neighbour - £150 p/a.

Two heat pumps installed in 2021.

Shared access with the neighbour at the bottom of the driveway.



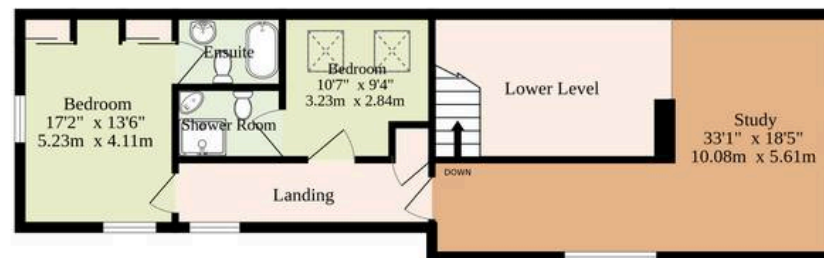
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Ground Floor
1538 sq.ft. (142.9 sq.m.) approx.



Outbuildings
393 sq.ft. (36.5 sq.m.) approx.

1st Floor
1117 sq.ft. (103.8 sq.m.) approx.



Total Sqft Includes The Double Garage

TOTAL FLOOR AREA : 3048 sq.ft. (283.2 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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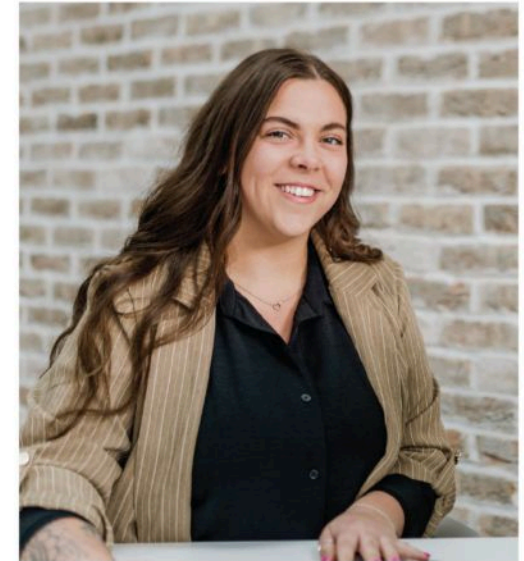
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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