



The Beeches
Downham Market | Norfolk | PE38 9AT

EXQUISITE EDWARDIAN HOME



Exceptional detached Edwardian home, beautifully renovated and restored to its original grandeur. This wonderful property offers five large bedrooms, four spacious reception rooms, two kitchens, stunning gardens of approximately one acre (stms), a detached one-bedroom cottage - and so much more! With excellent transport links and conveniently located for the town, this sensational property deserves a prime spot on your viewing list.



KEY FEATURES

- Immaculately Presented Five Bedroom Edwardian Detached Property
- Four Generous Reception Rooms, Two Kitchens & Utility Area
- Principal Bedroom Suite with Walk-Through Dressing Room & En-suite
- A Separate, Self-contained One-Bedroom Cottage Offers Endless Possibilities
- Spanish-inspired Courtyard Garden with Patio, Tranquil Pond, Barbecue Area, & Jacuzzi Room
- Lovingly Restored & Extended Property with a Perfect Blend of Period Features & Modern Comforts
- Mature Grounds of Approx One Acre with Triple Garage & Ample Off-Street Parking
- Excellent Transport Links, Convenient Access to London, Cambridge, And Ely
- Total Accommodation Extends to An Impressive: 4959 sq. ft Approx
- Cottage Total Accommodation Extends To 715 sq. ft Approx

Sympathetic Renovation

This remarkable detached, three storey Edwardian property epitomises the elegance and style of the era, thanks to the hard work and dedication of the current owners to return this splendid home back to its original state. After extensive work, including the removal of 26 skips worth of material, the home has been returned to its former glory but with the addition of future proof modern comforts.

The list of work undertaken is extensive. Authentic period details such as ceiling roses and plaster coving have been meticulously restored, or commissioned, while original flooring has been unearthed and rejuvenated. Additionally, a previously sealed fireplace has been expertly reconstructed and unsympathetic radiators switched with cast iron replacements. Beyond the aesthetic enhancements, practical updates include the fitting of new pipes and a boiler, (allowing for zonal temperature control), a new roof and insulation, a new kitchen and an extension.

Entrance to the property is via a covered porch. "When we bought the property, there was no porch, so we sourced Victorian balcony supports and built a porch that befits the grandeur of the house," explains the owner. The entrance is further enhanced by a bespoke wooden door with decorative stained glass. The entrance hall is opulently presented with beautiful Edwardian tiled flooring and is characterised by its spaciousness - a hallmark of the period.





KEY FEATURES

You can see the care and attention that has been taken in restoring this glorious home as your eyes take in the ornamental coving and ceiling rose. Off the entrance hall sits a room currently used as a formal dining room, featuring a restored fireplace and offering dual aspects. Flooded with natural light pouring in through the bay sash windows, this beautifully bright room is perfect for entertaining. On the opposite side of the entrance hall a spacious, triple aspect sitting room offers a delightful space for relaxation. Complete with a fireplace accommodating a cosy woodburner, it exudes warmth and period charm. From the sitting room is access to the superb conservatory, thoughtfully added by the current owners. Featuring a convenient bar area, it's an ideal room for entertaining.

The fully renovated open-plan kitchen/dining room boasts ample proportions and is a real cook's paradise! Fitted with a wide array of custom-made cabinets, complemented by elegant granite worktops and a matching island, this fabulous room has space for everything. The owner shares that during the renovation, original floor tiles were uncovered and restored to their original splendour. A range cooker, nestled within a specially crafted chimney space, will be included with the property. The dining room area features fully restored floorboards. A side lobby/boot room leads to the courtyard garden.

Adjacent to the kitchen, a convenient utility room grants access to a second kitchen equipped with an array of cabinets. Skylights embedded in the vaulted ceiling bathe the room in natural light. This extra culinary space proves invaluable for hosting soirees. Additionally, the room provides access to the garage and a Spanish-style hot tub room. The hot tub room features tiled flooring, underfloor heating, a vaulted ceiling with Velux roof lights and bi-fold doors to the pretty courtyard garden. A ground floor cloakroom completes the rooms to this floor.

Explore Upstairs

The landing area on the first floor is bright, courtesy of the dual aspect. The principal bedroom suite, also featuring dual aspects, is a grand space, complemented by a walk-through dressing room and an exquisitely appointed ensuite. The large bay window in the bedroom has been utilised as a cosy seating nook, strategically placed to capture the picturesque views. There are two further generous bedrooms on this floor, served by a well-appointed family bathroom.





KEY FEATURES

A new staircase was added by the current owner which leads to two further versatile rooms on the second floor. These rooms are currently used as an office, gym and further storage space but there is potential to create another bedroom here. Additionally, a small kitchen area enhances the functionality of one of the rooms as an office. The owner enthusiastically praises the panoramic views from this floor, noting, "There is a fantastic view from this room; you can see right across the Fens."

Step Outside

With a total plot size of approximately one acre, the stunning outdoor space offers plenty for the keen gardener. The serene and secluded plot has been beautifully landscaped and meticulously maintained, creating a wonderful, tranquil retreat. Accessible through double wooden gates, the entrance sets the tone for the remarkable home within. A spacious driveway, leading to the triple garage, alleviates any concerns about accommodating visitors.

There is a working garden to the left, with well-manicured lawn flourishing under the shade of mature trees. A log store and chicken coop are practical additions to this area. To the right, an enchanting garden delights the senses with its established trees, lush shrubbery and pretty flower beds. There is a greenhouse and raised vegetable beds ready to cultivate. Adding a touch of Mediterranean flair, the owners have crafted a lovely Spanish-inspired courtyard garden. The pretty patio sets the perfect stage for outdoor dining, where a roof has been added to ensure year-round usability. A decorative pond, with gentle waterfall feature adds a serene focal point.

Separate Cottage Accommodation

There is a detached one-bedroom cottage on the plot which offers fantastic scope for multi-generational accommodation. The cottage is currently used as an Airbnb rental but would suit an older relative or young adult looking for independence within the main family home.

The Location

Downham Market enjoys the accolade of being one of Norfolk's oldest market towns. Located on the banks of the River Great Ouse and dating back to Saxon times, the streets are lined with a remarkable collection of well-preserved historic structures that tell tales of bygone eras. On market days (Fridays and Saturdays), the town is bustling with stalls offering everything from fresh produce to handcrafted items. The town enjoys a range of independent shops.

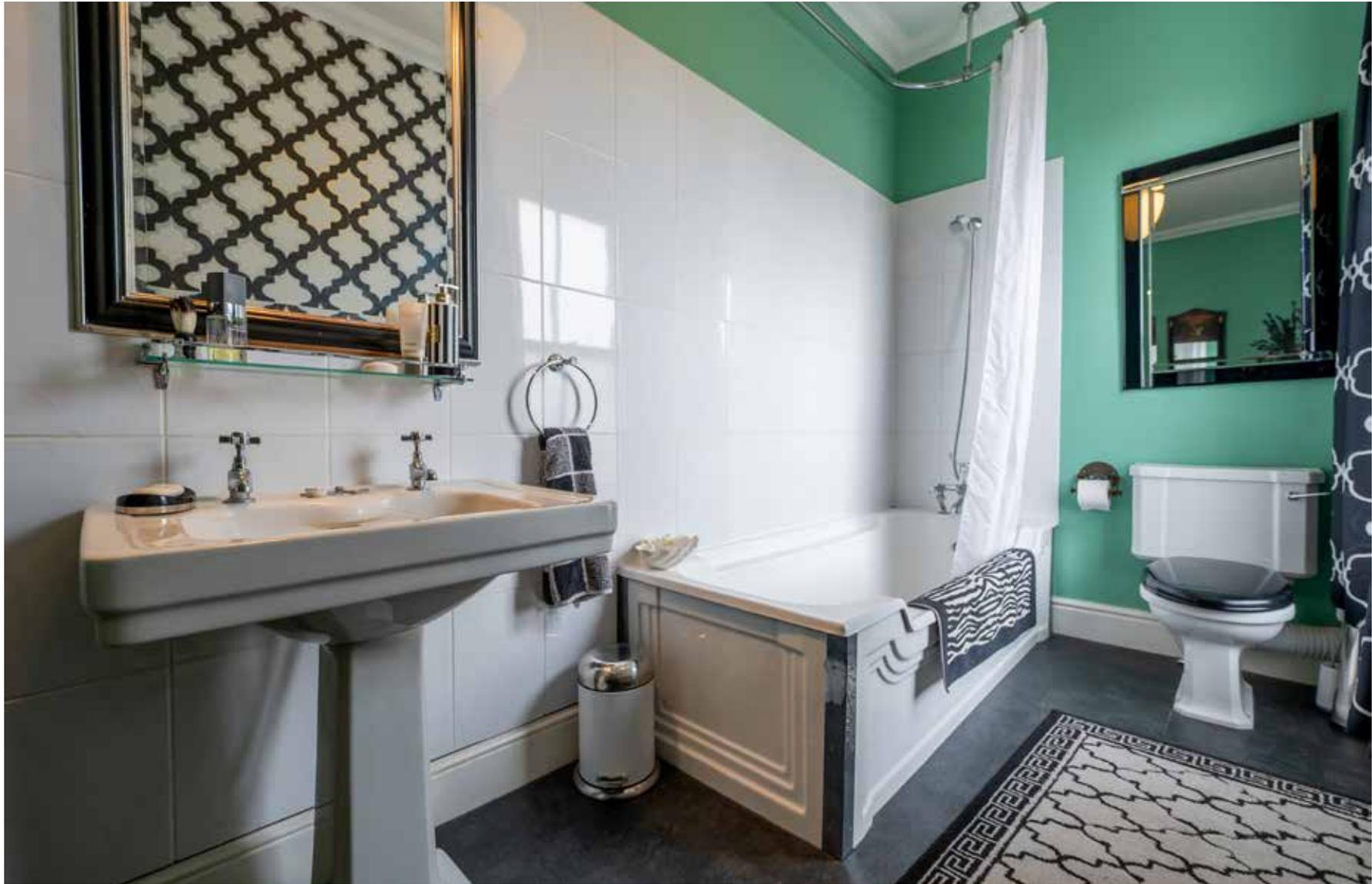
























INFORMATION



On Your Doorstep...

Fondly nicknamed 'Gingerbread Town' for its charming carrstone buildings, Downham Market stands proudly as one of Norfolk's oldest market towns. Serving as the gateway to the Fens, the town is adorned with a network of scenic waterways for residents to explore. Set against the picturesque backdrop of the River Great Ouse, Downham Market boasts a rich history dating back to Saxon times, evident in its well-preserved collection of historic structures.

Adding vibrancy to the town's character is a lively weekly market, featuring stalls that offer a delightful array, from fresh produce to artisan crafts. Beyond the market, the town offers a diverse range of shops, restaurants, cafés and supermarkets.

How Far Is It To?...

For those with London commutes in mind, Downham Market offers regular, direct train services to London King's Cross, taking approximately 1 hour and 40 minutes. The vibrant city of Cambridge is only 30 miles away.

Directions - Please Scan The QR Code Below

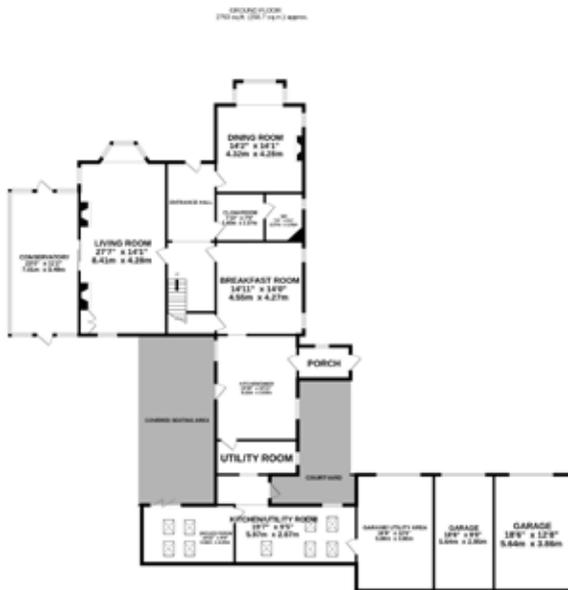
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///fallback.tonic.redefined](https://fallback.tonic.redefined)

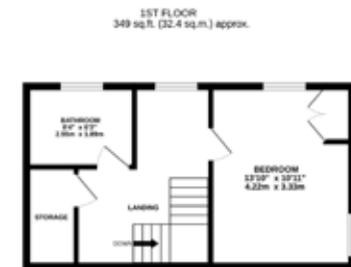
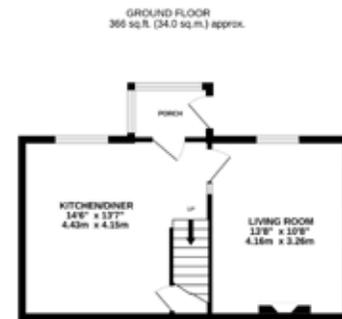
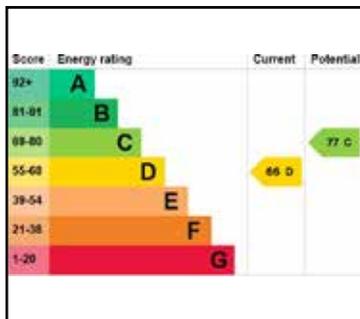
Services, District Council and Tenure

GFCH, Mains Water & Drainage
West Norfolk Borough Council - Tax Band F
Freehold





TOTAL FLOOR AREA: 4594 sq.ft. (426.8 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.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.
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