



Beck Farm
Gressenhall | Norfolk | NR20 4AR

RURAL BLISS



Set well back from the road on a plot measuring approximately 2.2 acres, this executive modern detached family home is located in the beautiful and well served rural village of Gressenhall. The interior is highly appointed and comprises five bedrooms (two with en-suites) and a family bathroom on the first floor, while on the ground floor the versatile and comfortable accommodation includes four reception rooms, a 32ft. open plan kitchen/family room with a wood burner, and utility room. Approached from the road via a driveway, the front garden is laid to lawn and to the rear the garden offers a decorative paved patio, a further large lawned area and five small paddocks. Outside there is also a brick built open fronted double width cart shed and a single garage with double doors.







- A beautifully presented family Detached Family Home in a popular rural Village setting
- Set back from the road on a generous Plot of over 2 acres (2.2 acres STMS)
- Ideal for home workers and those needing multi-generational living
- Five Bedrooms, Four Receptions, Open Plan Kitchen/Dining and Living Room
- Utility/Boot Room, Family Bathroom and Two En-Suite
- Outbuildings, Off Road Parking for several cars, formal Gardens and Paddocks
- Total Accommodation extends to 2961 sq.ft
- Energy Rating D

Modern with Character

“Although it was built in 2000, the property has a traditional farmhouse look and feel about it, particularly as it is set in a lovely plot with country fields either side, plus woods to the rear,” the present owners said. “The key attractions to us were the high build quality – in particular, the interior detail which includes traditional deep skirting and plaster coving – and the high ceilings and large windows throughout the house, which gave a fabulous sense of both space and light.”

This charming family home has been further enhanced during the current owners’ time in residence, and these improvements include: New flush sash UPVC windows and doors throughout, new external oil-fired central heating boiler, new water/sewage treatment plant (replacing old septic tank). The property has been decorated throughout, refurbished utility room with new cupboards and worktops. All bathrooms/ensuites refurbished. New driveway and gravel parking for numerous vehicles and planted areas. New fencing to secure property and a new rear patio, pergola area with power and lighting.

“As we mentioned previously, the property was built to a high standard with engineering bricks used to good decorative effect and with extra high ceilings throughout which gives a real sense of space. The property offers the ability to view land to the front and rear which means we can see our sheep and geese clearly, whilst appreciating the space around us.”

The property benefits from an abundance of comfortable and spacious living areas. And while the owners are fond of them all, there’s one space that stands out for them. “Our favourite room is the kitchen/family room as it enables everyone to be together in a comfortable environment with direct access onto the patio and the rear garden – which is a delight in the summer particularly when visited by the local wildlife. In the winter it provides a very cosy room when the log burner is lit, providing warmth to the ground floor.”

“The house is very private, providing a great place to entertain family and friends. The main aspects of the house that we will miss in addition to the privacy are the extensive grounds and the space and light Beck Farm has provided, not to mention that it’s a great family home.”



Stunning Gardens

Approached via a driveway, the property is screened from the road by laurel hedging. "The house is set well back from the road with large formal lawns sitting either side of the driveway," the owners said. "The rear garden is divided into formal lawns off the patio up to the pond, which is frequented by ducks and a heron, and to the side there are a further two seating areas, one of which is under the pergola which has electrical points." The boundaries consist of mature trees and hedging, and to the eastern boundary there is a ditch with a stream. "Beyond the lawns are five small paddocks currently enjoyed by our pet Shetland sheep, geese and, previously, donkeys. There is a shallow beck which runs along the entire length and to the rear of the grounds. There is a further patio and secure fencing to the side of the property with a herb garden and utility area which is secure for dogs. We also have a double cart barn and secure garage with double doors, plus a log store, and there is a shed and storage area for garden tools and materials. The garden is visited by deer, pheasants, owls, bats, woodpeckers, a variety of small wild birds, and a breeding pair of buzzards that regularly circle above."

Village Idyll

"The house is within walking distance of both Gressenhall and Beetley villages, which include a junior school, post office/village shop, a local shop called Fat Otter, and a soon-to-open community pub, The White Swan," the owners said. A well-served village approximately four miles north of Dereham and 25 miles west of Norwich, amenities in Gressenhall also include an active village hall and the popular Rural Life Museum. "The Gressenhall museum offers a number of events during the year for family days out, which we have attended and thoroughly enjoyed, plus there are a number of very nice garden centres with tea rooms to visit. We personally enjoy working in the garden at weekends and then taking a visit to the local farm shops/café for a nice coffee or lunch out."

The local area is also well known for beautiful rural walks, something that the owners of Beck Farm have certainly taken advantage of during their time at the property. Gressenhall's position in the midst of the stunning Norfolk countryside means that it is ideal for walking and cycle rides around the village and surrounding areas, with the celebrated North Norfolk coast a thirty-minute drive where the beaches of Wells and Holkham can be explored. "The area offers numerous walks, including nearby Beetley meadows, which hosts the annual rubber duck race," the owners said. "Gressenhall is also a very active community with renowned fetes in the summer on the village green, plus a festive Christmas fayre, it also has a bowls club, social club with recreation grounds, a reading room and a Thai restaurant in Beetley. The doctors' surgery and pharmacy is located in the lovely village of North Elmham, which also includes a further two pubs, shop, post office, tea room and fish & chip shop. And where we are located offers easy access to the market towns of Dereham and Fakenham, and the A47." There are regular buses to both Dereham and Fakenham, and it is worth mentioning that the local high school, Litcham School, is highly regarded.















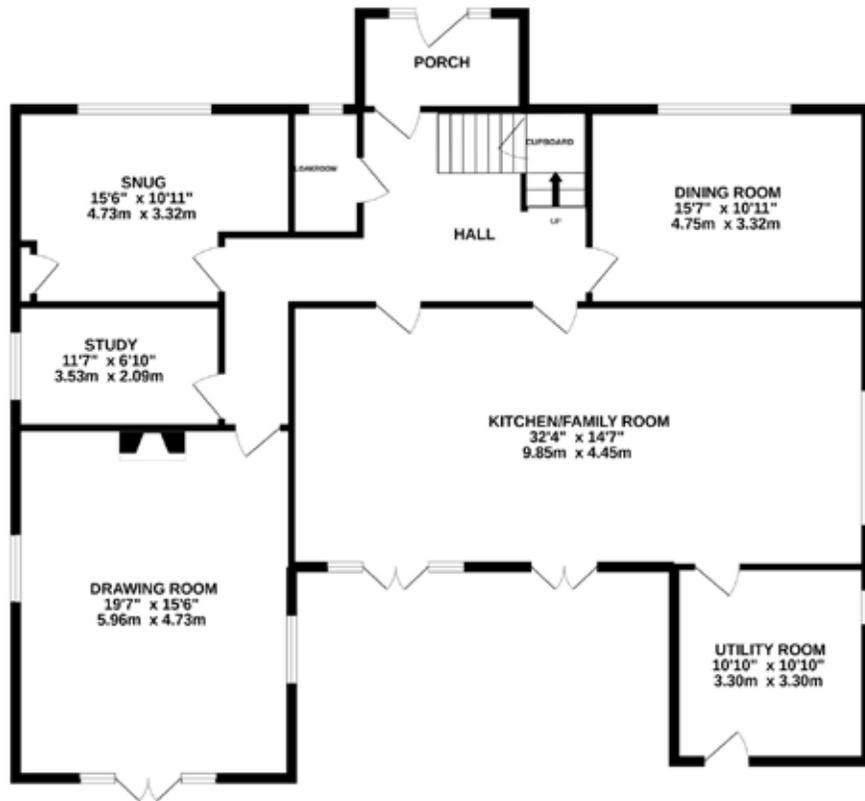




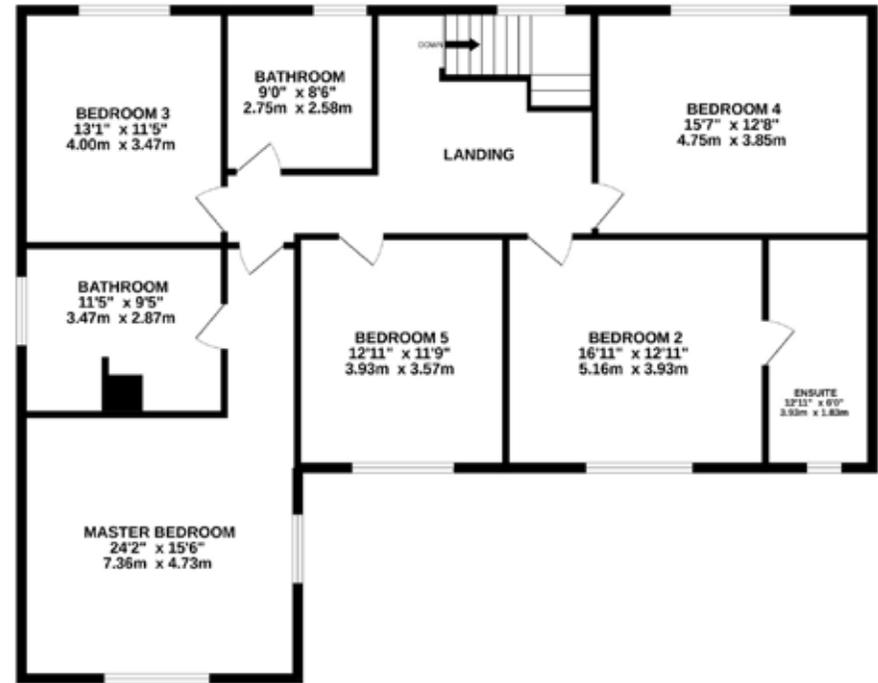




GROUND FLOOR
1563 sq.ft. (145.2 sq.m.) approx.



1ST FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



TOTAL FLOOR AREA : 2961 sq.ft. (275.1 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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On Your Doorstep...

Set between Dereham and Fakenham, you have a broad range of facilities within very easy reach, including a choice of three major supermarkets (Tesco at Dereham, Morrisons at Fakenham and Dereham and Waitrose at Swaffham). Just up the road in Little Fransham you will find The Canary and Linnet public house and an excellent farmshop. Of course, Norwich, the County capital has an extensive range of cultural, social sporting and retail facilities. You feel as if you are right in the heart of the Norfolk countryside here but in fact it is very easy to get about. You are not too far from the A47 and can get to Dereham in 5 minutes or Fakenham in just 10 minutes. Norwich is also within easy reach.

How Far Is It To...

Gressenhall lies about 18 miles west of Norwich (with its International Airport and main line rail link to London Liverpool Street). Just 2 miles to Dereham and 9 to Swaffham, you can also find Fakenham - the gateway to North Norfolk, just 10 miles to the north, with the wonderful North Norfolk coastline at Wells-next-the-Sea only a further 10 miles beyond that.

Directions...

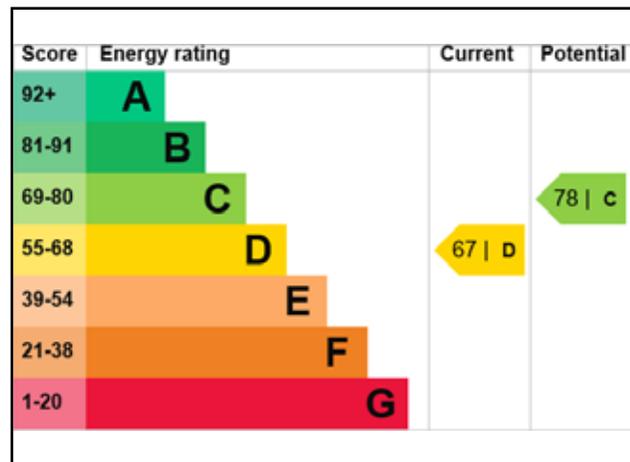
From Fakenham, leave south on the B1146 and remain on this road for several miles, proceeding through the village of 'Beetley'. At the junction with Elmham Road, turn right into Gressenhall Road, at the end of the road turn right onto Litcham Road and the property will be found after a short distance along on the right hand side.

Services and District Council

OFCH, LPG Gas for Hob only, Mains Water and Treatment Plant
Breckland District Council - Band F

Tenure

Freehold



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