



Beck House
88 Chapel Road | Dersingham | Norfolk | PE31 6PL

FIT FOR A KING



Not many properties can boast of a king's signature on the deed certificates as can this wonderful and substantial mid-Victorian residence with a setting in the heart of Dersingham. Once part of the Sandringham Estate and standing within mature gardens behind distinctive carstone and brick walls, it offers a raft of fascinating architectural features combined with perfect family accommodation.



KEY FEATURES

- A Substantial Period House, situated in the Village of Dersingham
- Four Bedrooms, a Walk-In Dressing Room and Two Family Bathrooms
- Extensive Living Space with Two Reception Rooms and a Study
- Generous Kitchen/Breakfast Room with Larder and Ground Floor WC
- Original Features include Tiled Floors, High Skirting Boards, Ornate Coving and Open Fireplaces
- Linked by a Storm Porch, a Double Garage, Utility Room & Workshop
- A Detached Carstone and Brick Outbuilding houses an Indoor Swimming Pool (requiring repair) complete with Sauna, Shower and Changing Facilities which has Scope for Annexe Conversion
- Landscaped Gardens with Summer House, Greenhouse and Play Area
- Total Accommodation extends to 3,802sq.ft. (Main Residence) and 1,434sq.ft. (Pool Building)
- Energy Rating: D

This is a rare opportunity to acquire a home of genuine historical and architectural significance, offering impeccably presented accommodation and private gardens within a peaceful setting in one of West Norfolk's most sought-after villages.

Rich History

Beck House's story is closely entwined with the history of Dersingham and the Royal Sandringham Estate. The property's origins can be traced to the early 19th century and, by the late 19th and early 20th centuries, the house, then known as Blackheath Lodge and latterly The Sheiling, became part of the Sandringham Estate. It was purchased by the Estate for the use of Frank Beck, the land manager and a figure of local and national significance, who was later killed at Gallipoli in 1915. After his death, King George V bequeathed the house to Beck's widow, and in 1938 King George VI signed the deed to repurchase much of the land. The previous owners changed the name to Beck House in memory of Captain Frank Beck, celebrated for leading the Sandringham volunteers into battle at Gallipoli. The property was later owned by Ion Trewin, the author and Chair of the Man Booker Prize, whose legacy can be seen in the extensive hand-built shelving in the sitting room and study. Architecturally, Beck House is a showcase of Victorian craftsmanship, with double-height skirting boards, deep architraves, original tiled floors and a remarkable step in the corridor that the owners believe was salvaged from a church. Servants' stairs in the kitchen, ornate coving and numerous fireplaces all contribute to the house's period character. The house is referenced in the Dersingham Conservation Area Character Statement as a significant local building.

Instant Attraction

"When I first viewed this property fifteen years ago, the sheer number of architectural features, internal and external, the impressive history of the property, the space and the light made us fall in love with the property immediately," the present owners said.





KEY FEATURES

"With a young toddler and another baby on the way, this was a perfect home for a young family – detached with a large lawn but also secret multiple garden areas, and the ability to circle the house inside the beautiful carstone external walls has made it a favourite for 'hide and seek' games when family and friends visited with their children too." The owners also saw the potential in the plentiful reception areas which cater for adult and children time simultaneously when entertaining. "The extensive built-in internal storage throughout also attracted me as additional furniture was not needed impacting the space afforded in every room. My partner loved the walk-in wardrobe in the master bedroom which I believe may have been a fifth bedroom historically."

Improvements and Refinements

The current owners have taken a sensitive approach to modernisation, ensuring that the house's architectural features are preserved while updating key elements for contemporary living. "We have made little architectural changes over the years, though have modernised the paintwork in much of the house to address modern trends and give a feeling of 'class'," they said. While the boiler has been replaced and the heating system now includes thirty-nine radiators, the original working fireplaces in many rooms "just give a lovely cosy feeling on the most bitter of nights, and a giant log burner in the study can be used to heat the whole house." Custom-made Laura Ashley double-lined curtains have been installed throughout, and the kitchen has been refreshed to create a welcoming social space.

Favourite Spaces

The kitchen/breakfast room is the heart of the home, used as the main entrance and a social hub. "Many people don't even make it beyond the kitchen as it is such a lovely social area," the owners explained. The generous space includes a double cooker and plentiful wooden worktops. "A breakfast bar divides the room, and the other side where we predominantly eat our family meals easily accommodates a very large dining table and chairs. Two separate doors also ensure that plenty of people can relax in the room without having to constantly move to let people past." The master bedroom is described as "Nothing short of spectacular; huge, light, airy, and easily fitting a super king size bed and a large sofa with the added bonus of the adjacent huge walk-in wardrobe." The dining room, with its stately proportions and original fireplace, is reserved for special occasions but is "Truly spectacular and fit to entertain a king if need be."

Swimming Pool Building

The detached pool building with decommissioned but repairable pool is built with carstone to mirror the construction of the main residence and includes facilities that could be repurposed to create a luxury annexe, games room or studio. The owners explained, "The separate pool building already features a bathroom, shower, boiler, sauna and jacuzzi (currently not working), power, lighting and integrated speaker system, perfect for an Airbnb rental, particularly accommodation for the all-year-round twitching community given their interest in this area."





KEY FEATURES

The Grounds

The gardens at Beck House are extensive and varied, wrapping around the house and providing different spaces for relaxation, play and entertaining. "You can walk the whole way around the house and every direction has a garden element of some sort," the owners said. The main lawn, edged with box trees and bordered by established shrubs, is divided by a paved path leading to a hand-built revolving summer house. There are two 'secret garden' areas – one with a greenhouse and raised vegetable bed, the other a secluded play area known as the 'fairy garden'. The patio is a favourite spot for summer dining; "The suntrap patio area is where I like to barbecue, entertain and eat outdoors comfortably in the warmer months. There is the facility to seat twelve people there for dinner, and a well-established fruiting vine runs the whole way along the wall." Wildlife is abundant, with deer, birds, hedgehogs, squirrels and even the occasional peacock visiting. The owners commented, "There are a family of deer living in the garden, and a baby deer was born here a couple of years ago. We have encouraged birds with multiple feeders and baths etc. and have had some rare visits over the years including jays, woodpeckers and even a rogue peacock once." The double garage has electric doors and there is ample space for off-street parking on the shingled drive.

Everyday Living

The house is described by the owners as "Solid, cosy and safe regardless of the weather or the time of year." Its layout allows for both family life and entertaining, with plentiful internal storage and built-in shelving supporting a minimalist aesthetic. The owners said, "It is a simple house to live in; everything works and it's no hassle, and whilst I haven't done a huge amount of maintenance, in all honesty, it doesn't need it." The grounds can be left to nature or developed into a more formal garden, and the house is equally suited to relaxed family living or transformation into a grander residence.

On Leaving

"There is no question that we will miss the minutia of original period features, those special touches in every room which secure the property's place as a serious historical period home," the owners said. "As well as all the space it has offered, the working fires in almost every room which enhance the ambience in the winter months, and the grounds which are every gardener's dream. I truly hope that whoever purchases the house has the time and money to restore it to its full potential, but even as it is it is an incredible family home steeped in history."























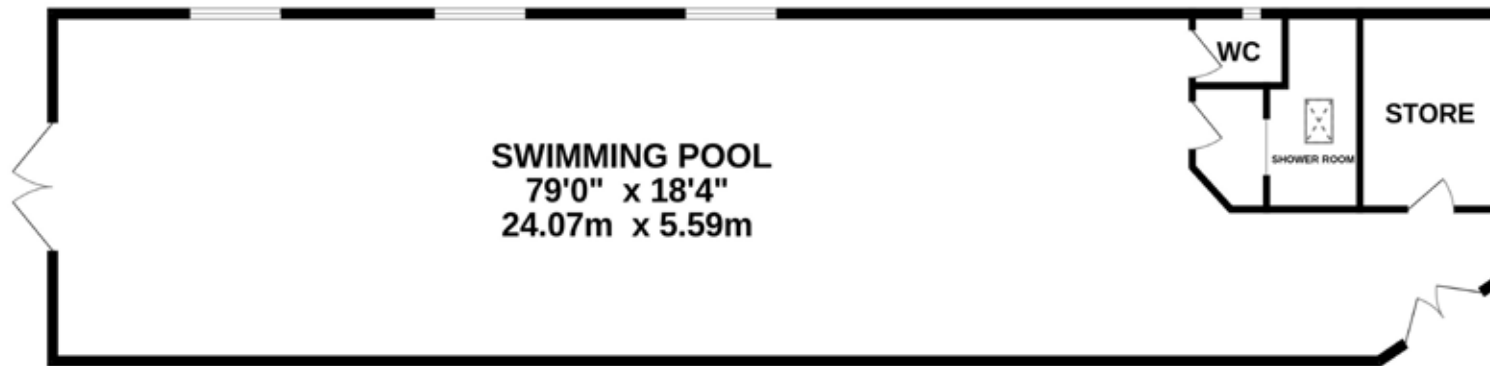








GROUND FLOOR
1434 sq.ft. (133.2 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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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INFORMATION



On The Doorstep

Dersingham is a thriving village and one of the largest in West Norfolk, with a strong community spirit and a good range facilities for its size. There are two supermarkets: a local well-stocked Co-op supermarket and a late-night Spar, and a Boots chemists, hairdressers, beauty salon, barbers, alternative health clinic, a vet and dog groomer, and a large GPs practice. The village offers a choice of pubs with accommodation for visiting guests. Dersingham Village Social Club is described as the owner as a cheaper option with big screen sports and live music. The area is renowned for its walking routes and let's not forget Sandringham House is just one mile away which hosts regular fairs, events and large concerts in the summer. A little-known fact is that Dersingham has a deserted beach (a three-mile walk no vehicle option) where those in the know go to snaffle Samphire in season.

How Far Is It To?

There is a regular bus service at the stop opposite the house which provides links to King's Lynn, Hunstanton, and the North Norfolk coast, in addition to local schools and colleges. King's Lynn, with its mainline rail station to Cambridge and London Kings Cross, is just under ten miles south – approximately twenty minutes by car, and the North Norfolk coast, including Snettisham and Hunstanton, is around seven miles by road. Sandringham House and its parkland are just a mile away, and the city of Norwich can be reached in just over an hour.

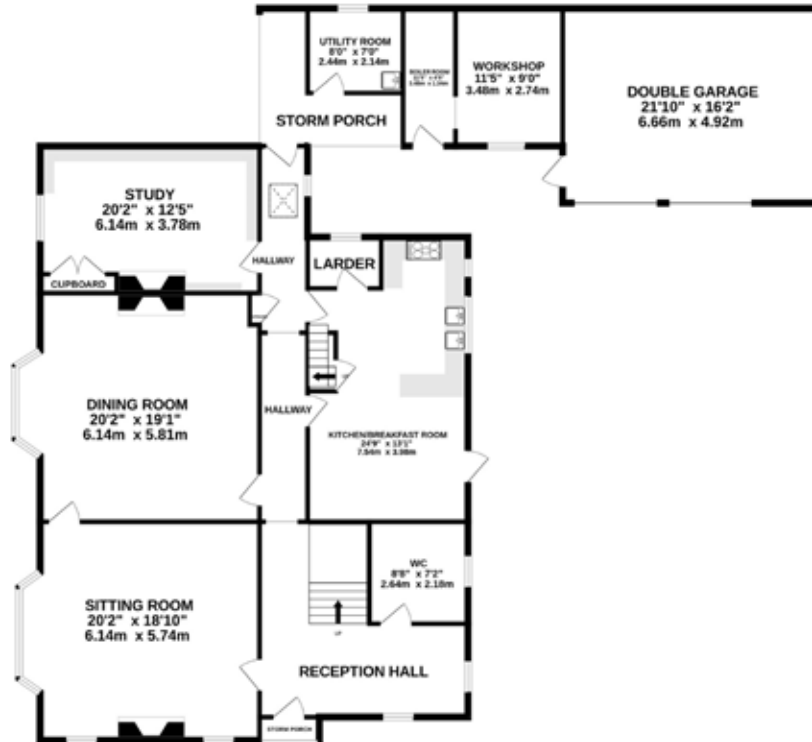
Directions

From Fakenham, take the A148 east towards King's Lynn. At Hillington, turn right onto the B1440 signposted for Sandringham and Dersingham. Continue for approximately four miles into Dersingham village. Once in the village, the road moves around left bend and becomes Chapel Road – follow this for a short while and Beck House, number 88, will be found on the right as identified by the Fine & Country For Sale sign.

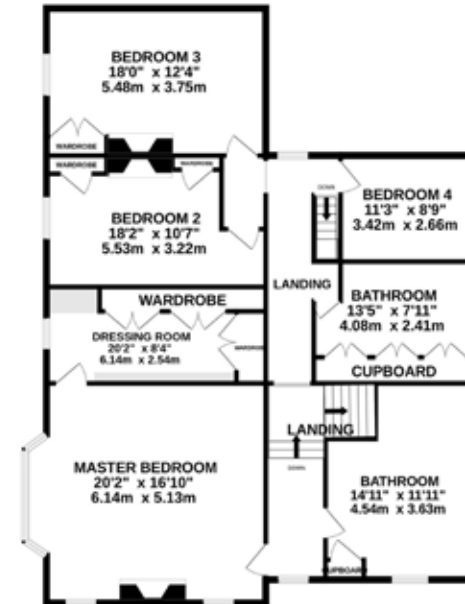
Services, District Council and Tenure

Gas Central Heating, Mains Water and Mains Drainage
Broadband Available - FTTC -please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
King's Lynn and West Norfolk Borough Council - Council Tax Band F
Freehold

GROUND FLOOR
2291 sq.ft. (212.8 sq.m.) approx.

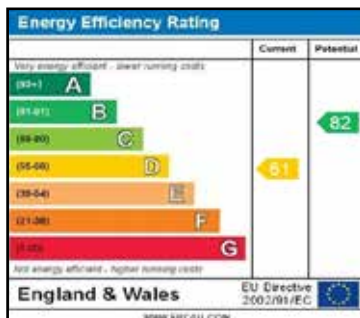


1ST FLOOR
1511 sq.ft. (140.4 sq.m.) approx.



TOTAL FLOOR AREA: 3802 sq.ft. (353.2 sq.m.) approx.

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