



Springdales
Beeston | Norfolk | PE32 2NG

RURAL TRANQUILITY



Conveniently situated in the popular and tranquil village of Beeston, this spacious detached house offers five bedrooms together with an integrated former village shop premises. The well-proportioned living accommodation is arranged over two floors, the first floor offering five good sized bedrooms, a modern double shower/wet room and a living room, while downstairs there is a sitting room, dining room, library and office in addition to a conservatory and some useful storage spaces. Standing apart from the house there is also a re-built stable, formerly used as a craft/hobby shop. Outside there are generous and established gardens, ample parking, and an attached car port. The flexibility of the accommodation is ideal for multi-generational living, along with the commercial potential for those with 'a home and an income' in mind.







- Detached Character Family Home
- Five/Six Bedrooms & Four Reception Rooms
- Popular Village Location
- Fitted Kitchen & Utility Room
- Established Garden to Rear
- Driveway to The Side Of The Property
- Detached Home Office/Hobby Room
- Commercial Opportunity
- Generous Plot
- Total Accommodation Extends to 2995sq.ft

Distinctive and Versatile

"We moved here in 1996 when the property was still a village store and post office, and we bought it as a going concern which we then continued to run for the next thirteen years. Sadly, the post office was closed down by Post Office Ltd and with the advent of the internet and home delivery from all the major supermarkets, it really became impossible to continue with the business, and we had to call time on Beeston Village Stores in 2009. It was heart-breaking as we had built up so many relationships and friendships as a result of running the shop. The former craft shop was opened in 2000 after we converted the old barn which was in a bad state of repair – it was restored with a millennium grant from Breckland Council for the works."

"The property dates back to the 1700s and we have black and white pictures which show the changes over the years. The village itself resides approximately thirty-five minutes from the west Norfolk coast and sits midway between the two major population centres in Norfolk, namely Kings Lynn and Norwich. We moved here because we wanted to own and run a small family business in the country and live life at a different pace. The countryside around us is quite simply beautiful – the view from our village across the fields to our church, which is Beeston St Mary's, is stunning. Beeston has a strong equestrian history and some of the local farmers used to hold the hunt, although that has not been held here for some time now."

However, you will very often see horse riders strolling around the village and the odd pony and trap trotting through from time to time."

"What is distinctive about the property is its history, which is evident as you go around it, and we and many owners before us have worked hard not to lose the character of the building, but rather to work around it and include it in any works we've undertaken. The dining room has been a focal point for many a happy celebration, and we've had up to thirty people comfortably seated in there at times. All of my son's milestones from when he was only a few months old have been celebrated in that dining room, along with some very memorable Christmases."

When asked about improvements to Springdales, the owners replied, "We added a conservatory about ten years ago and have replaced most of the double glazing throughout, and a new boiler was installed eighteen months ago which is a Worcester Bosch oil fired boiler. We have converted some of the old rooms that the shop used into spaces that suit us better now, with what was the prep room now being a library, and we have converted the old storeroom into a home office with broadband internet connections and electricity throughout. There is an area that was again just storage which we have repurposed into a gym area/gaming area."

When asked about their favourite spaces at the property, the owners answered, "I would have no hesitation in saying the dining room and lounge along with our second lounge upstairs, in which my wife and I have special memories of playing with our son as he grew up."

"We will miss this house which has been a special home for over twenty-five years, and the memories it holds for us, of all the family gatherings and entertaining and the special times which we hold close to our hearts, but we need to downsize now. This lovely home is now ready for new custodians to embrace it and make their own memories here as it still has so much more to give."

Garden Delight

"The garden is an area that we have redesigned many times over as it is so versatile you can do pretty much whatever you like out there and it just works," the present owners said. The grounds are situated mainly to the rear of the property, extending in total to approximately one third of an acre (STS), and comprise an area laid to lawn, flower beds, ornamental trees and shrubs. The driveway to the left-hand side of the house provides an area for off-road parking and then, via double gates, opens onto a large shingled hard standing area.







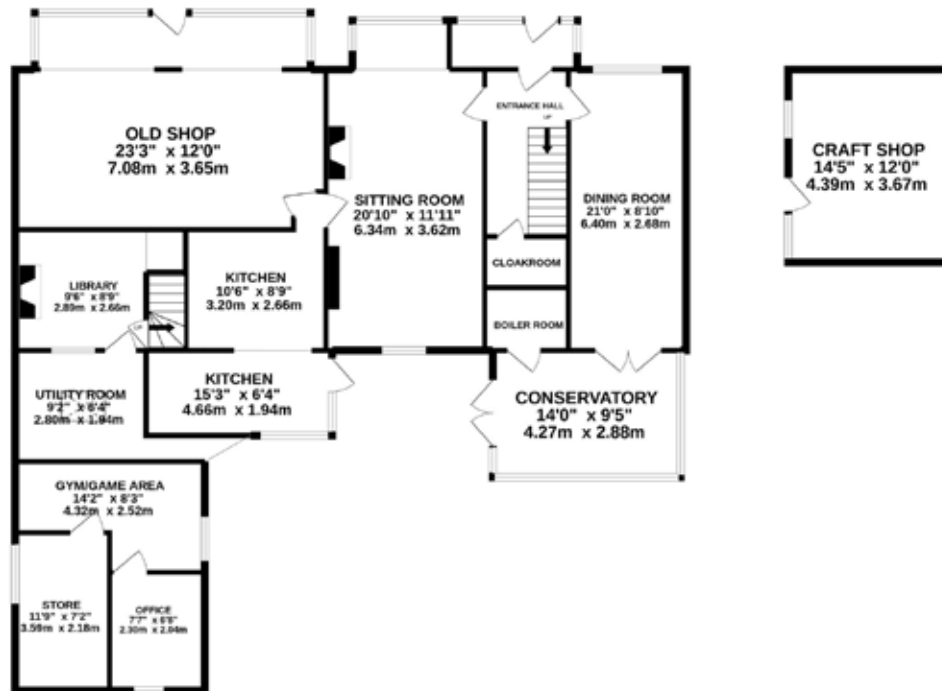




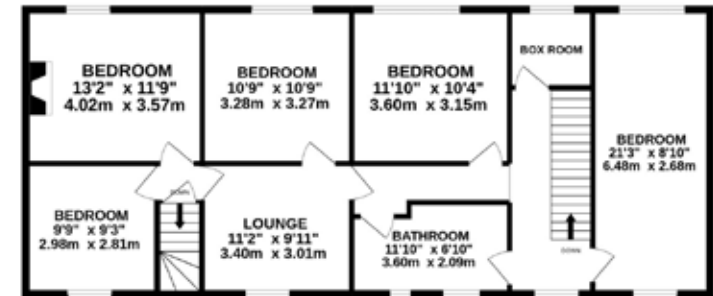




GROUND FLOOR
1914 sq.ft. (177.8 sq.m.) approx.



1ST FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA : 2995 sq.ft. (278.2 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





Ideal Location

"The local area is beautiful with so many country walks for rambling or horse riding," the owners said. "The market towns of Swaffham and East Dereham are only five to seven miles away with all the amenities one could need." Beeston is a small village situated very conveniently for access to the A47 but set back far enough to ensure that the location is quiet and peaceful. The proximity to the A47 means that Dereham, Norwich and Swaffham are easily reached by car, with rail links to London and Cambridge from Norwich. Beeston itself has a pleasant community with a small primary school, a lovely community-owned pub called The Ploughshare, a tearoom, and a small well-stocked local convenience shop. As well as the village primary school, Springdales is in the catchment area for Litcham High School in nearby Litcham which provides a school bus service. A post office and doctors' surgery can also be found in Litcham.

"Royal Sandringham is only a thirty-minute drive and is one of the most stunning places you can visit in Norfolk," the owners enthused. "The coastal drive is something we have spent many a weekend doing as it features such spectacular views, and villages with their own history and character in which you can lose yourself in many times over and still not have seen everything." Litcham Common with its Dartmoor ponies is very popular, and just twenty minutes' drive away is the historical village of Castle Acre. A variety of walks can be enjoyed there, from large circular routes through the nearby countryside or a stroll around the motte and bailey castle and famous priory. And, of course, the celebrated North Norfolk coast is also easily reached by car.

Services

OFCH, Mains - Water & Drainage
Breckland District Council - Band E
The Property is Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

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