



FOR SALE

offers in excess of £600,000

BECCLESGATE HOUSE

Old Becclesgate, Dereham, Norfolk, NR19 2BD



01362 702204 | hello@leonardjamesproperty.co.uk



KEY FEATURES

- Beautifully refurbished Grade II listed home by a highly regarded local developer
- Spacious 4-bedroom layout with well-proportioned rooms
- Air conditioning in the kitchen, lounge, and master bedroom for all year-round comfort
- Underfloor heating throughout the ground floor with individually controlled zones
- Exquisite finishes include natural stone tiling, a solid wood bespoke kitchen, solid oak window ledges, and traditional sash windows
- South-facing aspect, ensuring abundant natural light throughout the day
- Large cellar, ideal for storage or potential use as a wine cellar
- Spacious front and side gardens, generous parking area, a single garage, and outbuilding
- Picturesque views of St. Nicholas Church, offering a scenic backdrop
- Prime location, within walking distance of Dereham town centre and local amenities

PROPERTY TYPE



Semi-Detached

BEDROOMS



4

BATHROOMS



3

SIZE



2,400 sq ft
223 sq m



DESCRIPTION

This stunning Grade II listed, recently refurbished semi-detached four-bedroom home offers the charm of a detached property and must be viewed to be fully appreciated. Situated in the heart of Dereham, it enjoys a south-facing aspect with picturesque views of St. Nicholas Church.

Meticulously updated to a high standard, the home seamlessly blends historic character with modern luxury. Exquisite finishes include natural stone tiling, a solid wood bespoke kitchen, solid oak window ledges, and traditional sash windows.

The spacious layout features a large kitchen-diner, a separate utility room, a comfortable lounge, and four generously sized double bedrooms. The master bedroom boasts an en-suite shower room, complementing the two additional family bathrooms.

A standout feature is the large cellar, offering extensive storage and potential as a wine cellar. This property is thought to be one of Dereham's oldest buildings, historically believed to have been a monastery. The cellar/basement reportedly served as a refuge during wartime and is said to have once connected to the Guildhall via underground tunnels, now bricked up.

Tucked away at the end of Old Becclesgate, the property is accessed via a shared driveway, ensuring both privacy and convenience.

This unique home presents a rare opportunity to own a piece of history, enriched with modern elegance.

Kitchen / Diner

Approx. 27.85m²

The heart of the home, this expansive kitchen and dining area combines high-end finishes with period charm. Unpolished quartz worktops sit atop solid oak door units with carousel storage, ensuring a stylish yet functional space.

The kitchen boasts Neff integrated appliances, including a slide-and-hide oven, microwave oven, wine cooler, dishwasher, fridge freezer, and induction hob with an extractor. A Toshiba air conditioning system maintains the perfect temperature, while the capped original brick fireplace adds historic character.

Original South facing sash windows flood the room with natural light. Additional features include underfloor heating, a mains-powered heat alarm, LED spotlights, LVT flooring, and a TV point with data connection for modern living.





Lounge

Approx. 15m²

A charming and character-filled living space, featuring travertine natural stone flooring and original oak beams, adding warmth and authenticity. A log burner provides a cozy focal point, while air conditioning ensures comfort all year-round. The room is enhanced with underfloor heating, oak window boards, LED spotlights, a TV aerial point with data connection, and a mains-powered carbon monoxide detector. Original sash windows, including south-facing windows, flood the room with natural light.

GROUND FLOOR

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Boot Room

Approx. 3.36m²

A practical boot room which benefits from LED lighting, coat hooks, and oak-topped cabinets for additional storage.



Utility Room

Approx. 9.1m²

A highly functional and well-equipped utility space, featuring solid oak door units with unpolished quartz worktops. A side entrance door provides convenient access from the driveway, while the new mains gas boiler is neatly housed in a cupboard. The room is complete with a brand-new washing machine and tumble dryer, LED spotlights, underfloor heating, and LVT flooring. There is also a mains-powered smoke detector and extractor fan.



Toilet

Approx. 2²

A sleek and modern ground-floor toilet, fitted with underfloor heating for added comfort. It features a stone-top wash basin, toilet, wash hand basin and LVT flooring all illuminated by LED spotlights.

There is also an extractor fan.



Entrance Hall

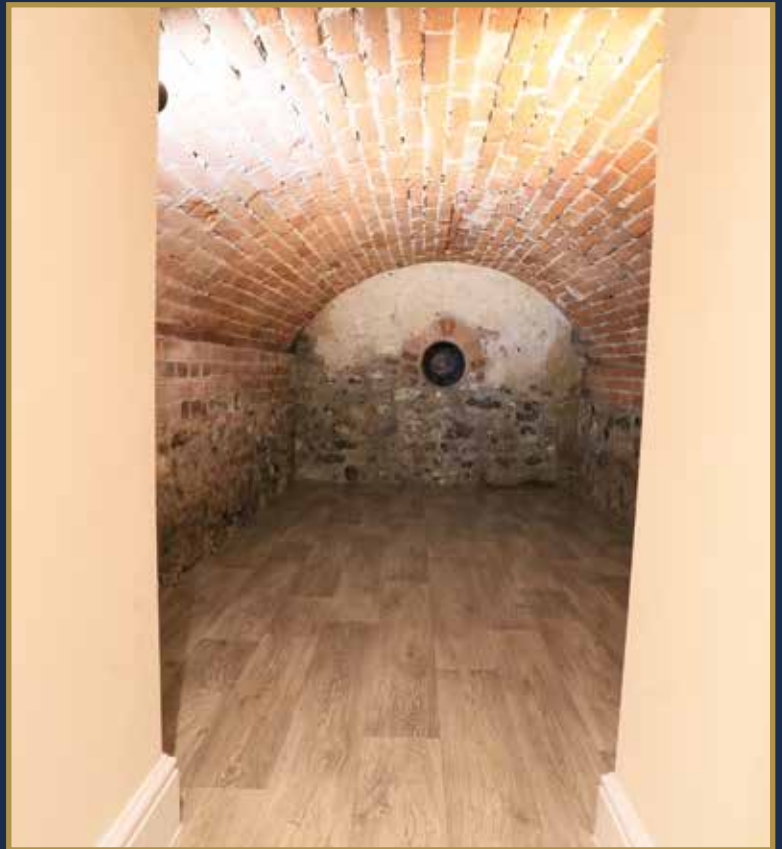
Approx. 2.83m²

A welcoming entrance hall, fitted with LVT flooring for durability. The front door leads directly to the south facing front patio and lawn area, which is finished with AstroTurf for low-maintenance greenery.

Basement / Cellar

Approx. 22m²

A spacious basement/cellar offering great storage potential or the possibility of conversion into a wine cellar. Travertine natural stone flooring leads to the basement which features original clay pots in the wall, which showcase the property's rich heritage. Modern touches include a mains-powered smoke detector, thermostatically controlled radiator, LVT flooring, TV aerial, data points and LED spotlights.



FIRST FLOOR

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Master Bedroom

Approx. 18.3²

A spacious and elegant master bedroom, featuring a Toshiba air conditioning system for optimal comfort. South-facing sash windows allow for plenty of daylight, while a capped brick fireplace preserves the room's historical character. A walk-in wardrobe provides ample storage, and LED spotlights create a modern, well-lit atmosphere. The room is finished with carpet flooring, a thermostatically controlled radiator, and a TV point with data connection.



En-Suite Shower Room

Approx. 3.39²

A luxurious en-suite attached to the master bedroom, fitted with marble flooring and marble tiles, offering a sleek and contemporary look. The suite includes a double shower, toilet, and sink, along with a heated towel radiator, underfloor heating, an extractor fan, and LED spotlights.

Bedroom 2

Approx. 18m²

A generously sized double bedroom, featuring a capped open fireplace as a focal point.

The room is finished with carpet flooring, a TV point with data connection, a thermostatically controlled radiator, and LED spotlights.



FIRST FLOOR

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Main Bathroom

Approx. 7.2²

A beautifully designed main family bathroom, complete with underfloor heating for a luxurious touch. The suite includes a bath with overhead shower, toilet, and wash hand basin.

Additional features include LVT flooring, an extractor fan, a heated towel radiator, a mirror with built-in lighting, and a cupboard housing the hot water tank and controls.

The south-facing sash windows bring in plenty of natural light.



SECOND FLOOR

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Bedroom 3

Approx. 7.2m²

A large and versatile double bedroom, complete with carpet flooring, LED spotlights, and a TV point with data connection.

Safety features include a mains-powered smoke alarm.



LEONARD JAMES
Residential

VIRTUALLY STAGED

SECOND FLOOR

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Second Bathroom

Approx. 7²

A second family bathroom, featuring a bath, onyx stone sink, and toilet. The space is completed with LVT flooring, underfloor heating, a heated towel radiator, extractor fan, and LED spotlights.

Bedroom 4

Approx. 8m²

A spacious fourth bedroom, featuring a sash window, carpet flooring, and a TV point with data connection.

Additional features include a mains-powered smoke alarm and LED spotlights.





Step outside and enjoy a beautifully designed outdoor area that balances practicality with low-maintenance appeal. The spacious porcelain patio and lawn, finished with AstroTurf, offers a vibrant, green space all year round without the upkeep of natural grass-perfect for relaxing, entertaining, or outdoor dining.

Adjacent to the main garden, a side garden (to be seeded) provides a versatile space that can be landscaped to suit your needs, whether for planting, additional seating, or creating a private retreat.

OUTSIDE

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For convenience, the property includes a single garage, offering secure parking as well as valuable extra storage space. Additionally, a generous parking area ensures ample space for multiple vehicles, making it ideal for homeowners and visitors alike.

Practical features such as an outside toilet add functionality, perfect for outdoor gatherings or gardening days. A dedicated outside store provides secure and accessible storage for tools, equipment, or seasonal items, keeping everything organized and easily within reach.

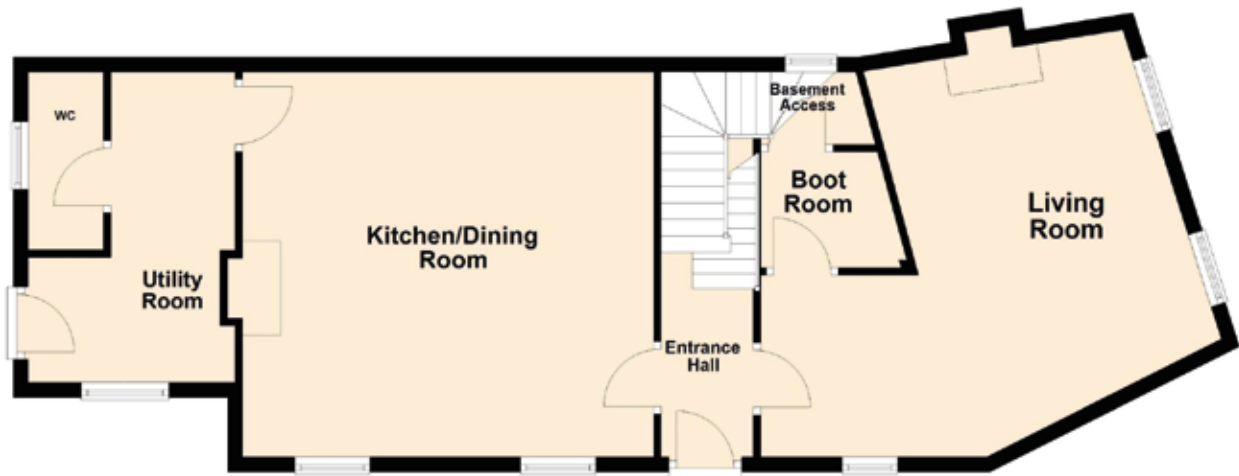
The garage, toilet, and outbuilding may offer development potential for use as an annex or studio space, subject to planning permission.

This well-thought-out outdoor space combines convenience, flexibility, and style, ensuring it caters to a variety of lifestyle needs.



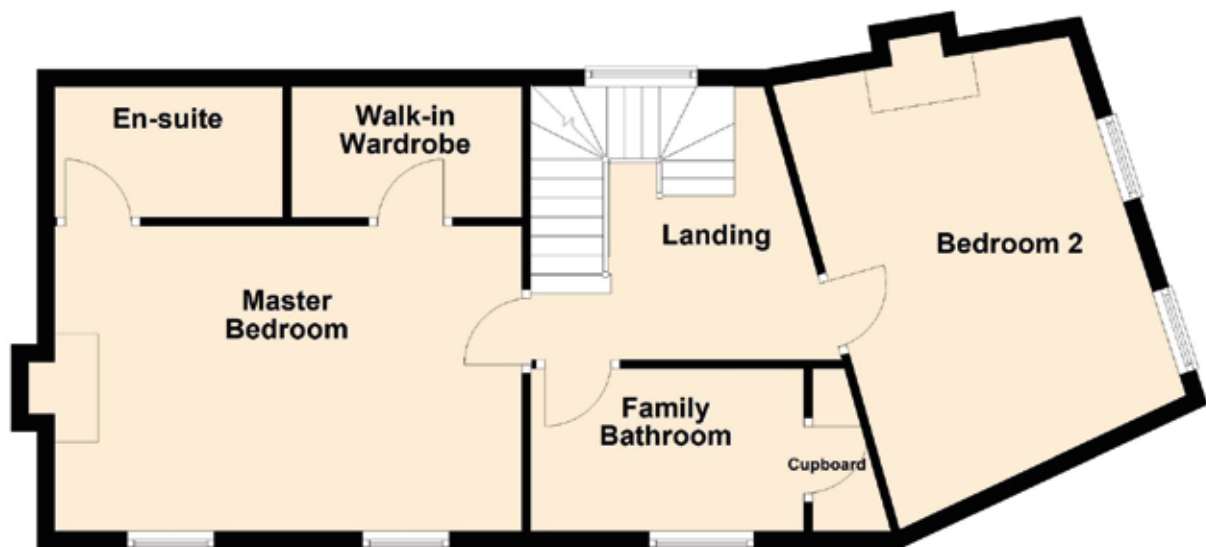
Ground Floor

Approx. 71.4 sq. metres



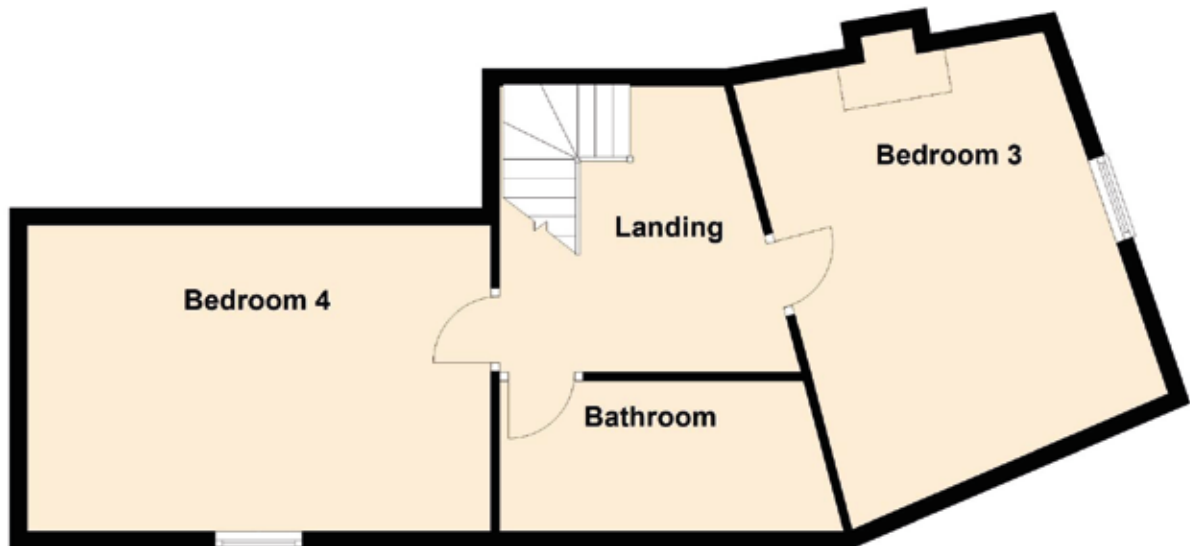
First Floor

Approx. 62.3 sq. metres



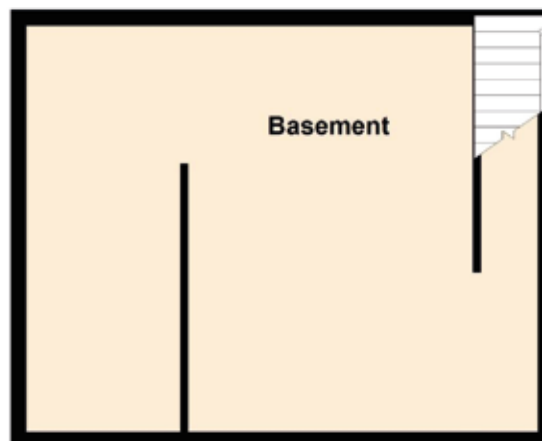
Second Floor

Approx. 54.1 sq. metres



Basement

Approx. 34.0 sq. metres



Total area: approx. 221.7 sq. metres



DEREHAM

A Historic Market Town with Modern Appeal

Nestled in the heart of Norfolk's Breckland, Dereham is a charming market town that seamlessly blends historic architecture with modern conveniences. With elegant Georgian homes set on generous plots alongside contemporary developments, the town offers a picturesque setting and a rich heritage.

Steeped in legend, Dereham's history dates back to the 8th century, when the youngest daughter of King Anna of East Anglia is said to have prayed for a miracle during a famine. According to folklore, two deer miraculously appeared daily to provide milk for the nunnery she founded. When a huntsman attempted to capture them, divine intervention supposedly struck him down. This legendary tale is commemorated on the town sign near Butter Market, offering a glimpse into Dereham's storied past.

Today, Dereham continues to thrive as a bustling market town, hosting a twice-weekly market on Tuesdays and Fridays, complemented by a diverse selection of independent shops and specialist retailers. The town's free parking makes it an ideal place for a leisurely afternoon of browsing. History enthusiasts will appreciate the town's remarkable landmarks, including:

- The Mid-Norfolk Railway - a heritage line running charming 1950s railcars to Wymondham Abbey
- Dereham Windmill - a beautifully restored Grade II listed landmark
- Bishop Bonner's Cottage - built in 1502, it is believed to be the oldest building in town

Just outside Dereham, history lovers can immerse themselves in the living museum experience at Gressenhall Farm and Workhouse, explore the 11th-century ruins of Castle Acre Castle and Priory, or visit the magnificent Oxburgh Hall, a National Trust property just 30 minutes away.

For food lovers, Dereham offers an excellent culinary scene. Enjoy authentic flavors at Spice Fusion, or dine at The George Hotel, Bar & Restaurant, known for its freshly cooked food and award-winning ales. A short drive away, The Brisley Bell—one of Norfolk's most celebrated pubs—offers an award-winning menu and a warm, welcoming atmosphere. Alternatively, stop by The Old Dairy in Stanfield to stock up on artisan bread and locally produced delicacies for an easy dine-in experience.

With highly rated schools, a leisure centre, and a golf course, Dereham and its surrounding villages offer a perfect balance of rural charm and modern convenience. Its excellent transport links provide easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Whether you're looking for a place rich in history, culture, or community spirit, Dereham is a Norfolk gem waiting to be explored.



SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C rated EPC.

TENURE

Freehold.



DEREHAM
01362 702204

NORWICH
01603 249049

DISS
01379 777337

Head Office:
Commercial House, Snetterton Park, Harling Road,
Snetterton, NR16 2JU

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Number: 16157893