









welcome to

Fakenham Road, East Bilney, Dereham

Swanhaven is a beautifully presented four-bedroom semi-detached cottage in the heart of East Bilney, Norfolk. Recently renovated, it offers spacious and flexible accommodation, a stunning barn with conversion potential (STPP), and a generous private garden with ample parking!













Description

Swanhaven is a truly unique property, offering a mesmerising blend of period character intertwined with modern touches.

Once serving the community with Morgan's Ales and Stout, this beautifully presented four-bedroom semi-detached cottage has been thoughtfully renovated to create a move-in-ready home while preserving its rich heritage.

Nestled in the picturesque village of East Bilney, Swanhaven combines charming character features with modern updates, making it an ideal countryside retreat. From its spacious interiors to its stunning barn with conversion potential (STPP), this home offers a rare opportunity to own a piece of history while enjoying contemporary comforts.

The spacious lounge is a standout feature, boasting a stunning exposed brick fireplace with a wood-burning stove, perfect for cozy evenings. The room connects seamlessly to a snug, ideal as an office or reading nook, and a country-style kitchen complete with a wooden stable door leading to the garden. A large dining room, also featuring a wood-burning stove, offers a perfect space for entertaining. The ground floor bathroom completes the layout.

Upstairs, the first floor boasts three generously sized bedrooms, a shower room, and a fourth bedroom/study.

Outside, Swanhaven offers ample off-road parking via a large gravel driveway, leading to a private rear garden with a patio seating area, ideal for outdoor dining and relaxation.

The Accommodation

Entrance Porch

Wooden door to the front and wooden surround.

Lounge

16' 8" x 14' (5.08m x 4.27m)

Woodburner, 2 wall lights, radiator and double glazed wooden window to the front.

Dining Room

14' x 13' 2" (4.27m x 4.01m)

Woodburner with brick fireplace surround, 2 radiators and double glazed wooden window to the front.

Snug

12' 9" x 9' 6" (3.89m x 2.90m)

Radiator, 2 wall lights and wooden window to the side

Kitchen

13' 3" x 10' 3" (4.04m x 3.12m)

Kitchen with base units, range master oven with extractor over, belfast sink, integrated fridge/freezer, wooden stable door to the rear and double glazed wooden window to the rear.

Bathroom

Suite comprising of bath, WC, wash hand basin, towel rail and double glazed wooden window to the rear.

First Floor Landing

Loft access and radiator.

Bedroom One

14' max x 13' 5" (4.27m max x 4.09m)

Feature fireplace, built in wardrobe, radiator and double glazed wooden window to the front.

Bedroom Two

13' max x 11' 3" max (3.96m max x 3.43m max) Feature fireplace, radiator, double glazed wooden window to the front and side.

Bedroom Three

13' max x 9' 9" (3.96m max x 2.97m)

Vaulted ceiling, radiator and double glazed wooden window to the side.

Bedroom Four/Study

8' max x 5' 2" (2.44m max x 1.57m)

Radiator and double glazed wooden window to the front.

Shower Room

Suite comprising of electric shower cubicle, WC, vanity unit, towel rail and double glazed wooden window to the side.

Barn

29' 4" x 14' 7" (8.94m x 4.45m)

Exposed beams, vaulted ceiling, bi folding doors to the front, door to the side and window to the rear.

Location

East Bilney itself is well-placed between the popular Norfolk towns of Fakenham and Dereham, with convenient transport links to Norwich. The village is home to a charming fishing lake and a café, serving breakfast and sandwiches throughout the day.

One of the most exciting features of this home is the fantastic barn, which showcases vaulted ceilings and exposed beams. With previous permission to be converted into a one-bedroom dwelling, this space offers incredible potential-whether as a home office, studio, guest accommodation, or additional living space (STPP).

With its charming period features, modern comforts, and fantastic location, Swanhaven is a rare find in this sought-after Norfolk village.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





welcome to

Fakenham Road, East Bilney, Dereham

- Stunning period property in a peaceful village location
- Four bedrooms and flexible layout
- Recently renovated move-in ready
- Spacious lounge with wood burning stove
- Family bathroom and first floor shower room
- Fantastic barn potential to convert (stpp)
- Private rear garden and ample off road parking

Tenure: Freehold EPC Rating: E

Council Tax Band: C

quide price

£350,000 - £375,000





Ground Floor

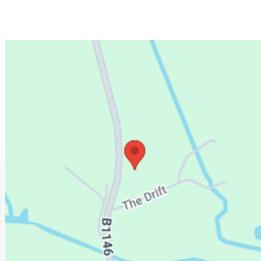


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. Netalis are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A part must relied upon the sour inspection(s). Powered by www.footaleanch.com



Outbuilding



Please note the marker reflects the postcode not the actual property

Map data @2025

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Property Ref: DRM117648 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01362 692238

Google



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk

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