



Fakenham Road, East Bilney, Dereham, NR20 4HT

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.



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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

guide price

£350,000 - £375,000



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. No details 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 party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
DRM117648 - 0003

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