



St. Johns Lane, Beachamwell  
PE37 8FE

**BROWN & CO**







## St. Johns Lane, Beachamwell, PE37 8FE

Contact Brown & Co to view

Viewings strictly by appointment only

Plot of approx. 0.43 acres

Three bedrooms

Master with en-suite and dressing room

Recently extended, partly renovated former Gate House

Air source heating

Tranquil village location

Field views



### Intro

Brown & Co offers a recently extended and partly renovated, rural, former Gate House with views of fields and the Beachamwell Hall estate in Norfolk.

### Location

Beachamwell is a tranquil Norfolk village steeped in history, defined by the medieval ruins of All Saints' and St. Mary's churches standing amid gently rolling farmland. Modest flint and brick cottages line quiet country lanes, creating an authentic, unspoiled atmosphere that feels both timeless and secluded.

Beachamwell also benefits from excellent connections: Downham Market is only six miles away, offering a mainline station with direct services to Cambridge and London. Swaffham lies roughly nine miles to the east, providing further amenities and local markets. Outdoor enthusiasts will appreciate the village's proximity to Thetford Forest, a short drive southwest where miles of walking, cycling, and equestrian trails await. Closer to home, the Great Ouse and Little Ouse rivers meander through the district, offering fishing spots, paddleboarding and peaceful riverside walks. The

surrounding Breckland heathland and woodlands also attract abundant wildlife, making Beachamwell an ideal base for countryside pursuits.

### Description

A fascinating chance to acquire one of two former gatehouses to Beachamwell Hall, dating to approximately 1850, this charming cottage occupies a 0.43-acre plot accessed via a five-bar gate and private driveway leading to ample car parking, with footings already in place for a double garage or carport. Mature trees, paddock fencing and a historic boundary wall frame the garden where swathes of snowdrops abound in the winter and sheep can be heard in spring and summer, beyond which an open field affords a distant view over farmland and the ruins of St. John's Church. Acquired by the current owners in 2022, the property has been sympathetically expanded with a single-storey extension to double its footprint, creating a contemporary kitchen/family space and a master suite with dressing room and en-suite.

All essential works have been completed, including full replumbing, double glazing, rewiring, replastering, a new

roof, external landscaping, installation of an air-source heat pump and a Klargest treatment plant, leaving the finishing touches such as light fittings, decoration, kitchen and bathrooms to be completed to one's own specification. Viewing is recommended.

Briefly, the accommodation comprises; entrance hall, sitting room with wood burning stove, three bedrooms, bathroom, master with en-suite and dressing room, plant room and superb kitchen open plan to the glazed family room.

### Services

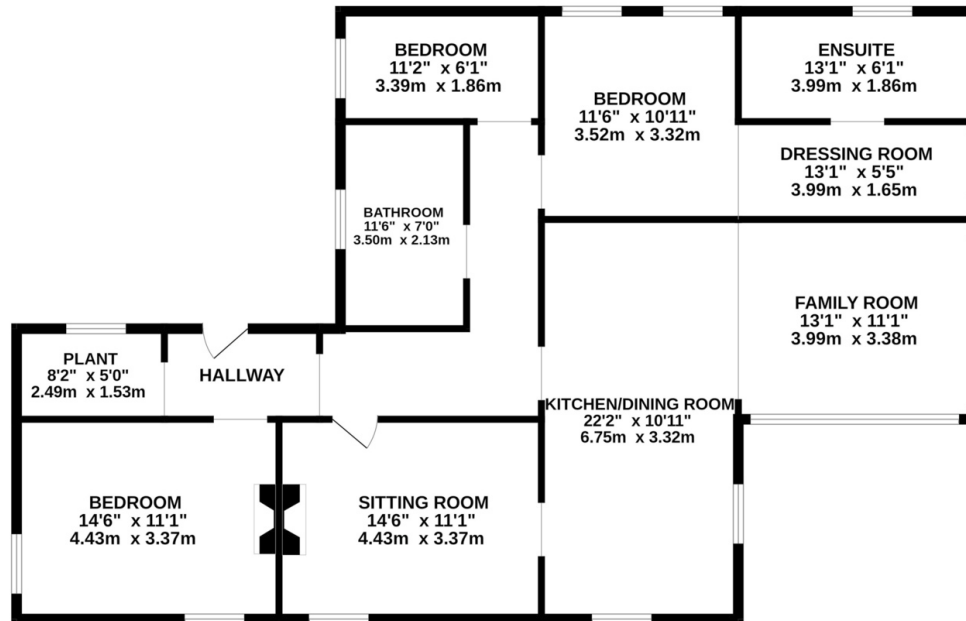
Private treatment plant

Air source heating

Mains water and electric

**VIEWING PROCEDURE:** Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771

GROUND FLOOR  
1317 sq.ft. (122.3 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 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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