



THE STORY OF

Malthouse Farm

Beachamwell, Norfolk

SOWERBYS



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Malthouse Farm

Beachamwell, Swaffham, Norfolk
PE37 8BG

Fully Renovated Period Home

4.25 Acres (STMS) with Gardens,
Wrap-Around Terrace and a Pool

Impressive Open-Plan Kitchen/Family Space

Elegant Reception Rooms with Log Burners

Cosy Snug Ideal for Flexible Family Living

Five Spacious Double Bedrooms

Luxurious Principal Suite with Dressing Room

Extensive Bespoke Storage and
Joinery Throughout

High-Spec Utility, Boot Room and WC

Outbuildings with Stables, Garages, and Stores

Paddocks and Manège

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Standing proudly on the edge of the charming West Norfolk village of Beachamwell, Malthouse Farm is an extraordinary country home which captures the heart as soon as it comes into view. Set behind an elegant carriage driveway and nestled within a little more than four acres (stms) of beautifully varied grounds, this striking residence has been sympathetically refurbished and re-imagined throughout, with a series of carefully considered extensions and gentle alterations. This work spectacularly helps this home retain and further complement its period features and proportions - proudly revering its 400-year history.

A fine example of a home which has evolved gracefully through time, this property combines the humble roots of a traditional farmhouse with the grandeur of Georgian and Victorian architecture. Under the stewardship of its current owners, it has undergone what is arguably its most exciting transformation yet. Every space has been thoughtfully reconfigured to maximise natural light, flow and functionality, breathing contemporary life into historic bones.

As you step inside, the sense of scale is immediate. High ceilings soar above, adorned with period detailing, while vast sash windows draw the outside in. The home offers an inspired blend of open-plan living and more intimate, character-rich reception rooms - perfectly suited to both family life and entertaining.





The magnificent kitchen/dining/family room is the undisputed heart of the home. Designed for togetherness, it features a log burner, two statement roof lanterns, and multiple sets of French doors opening onto the patio terrace and gardens beyond. The kitchen is a chef's delight, boasting extensive work surfaces, generous storage and high-spec integrated appliances.

Elsewhere, the sitting room and dining room each offer their own warm welcome, with charming bay windows, log burners and bespoke detailing that reflects the home's craftsmanship at every turn. One particularly clever feature - a hidden drinks cabinet - epitomises the considered and playful elegance of this home.

The study/library is a room to savour: tranquil and lined with bespoke shelving, it's the perfect space for quiet retreat or remote working.

At the opposite end of the home, a large reception room affords the cosiness of a snug while being generously proportioned for multi-generational living, as a playroom or games room. Thoughtfully positioned by the rear entrance and adjoining both a boot room and downstairs WC, the utility area has been finished to the same uncompromising standard as the rest of the home. Its layout and generous proportions make it a highly functional space for everyday life, while its discreet location lends itself beautifully to use as a butler's kitchen - ideal for effortless entertaining or simply keeping the main kitchen free during movie nights and relaxed gatherings.





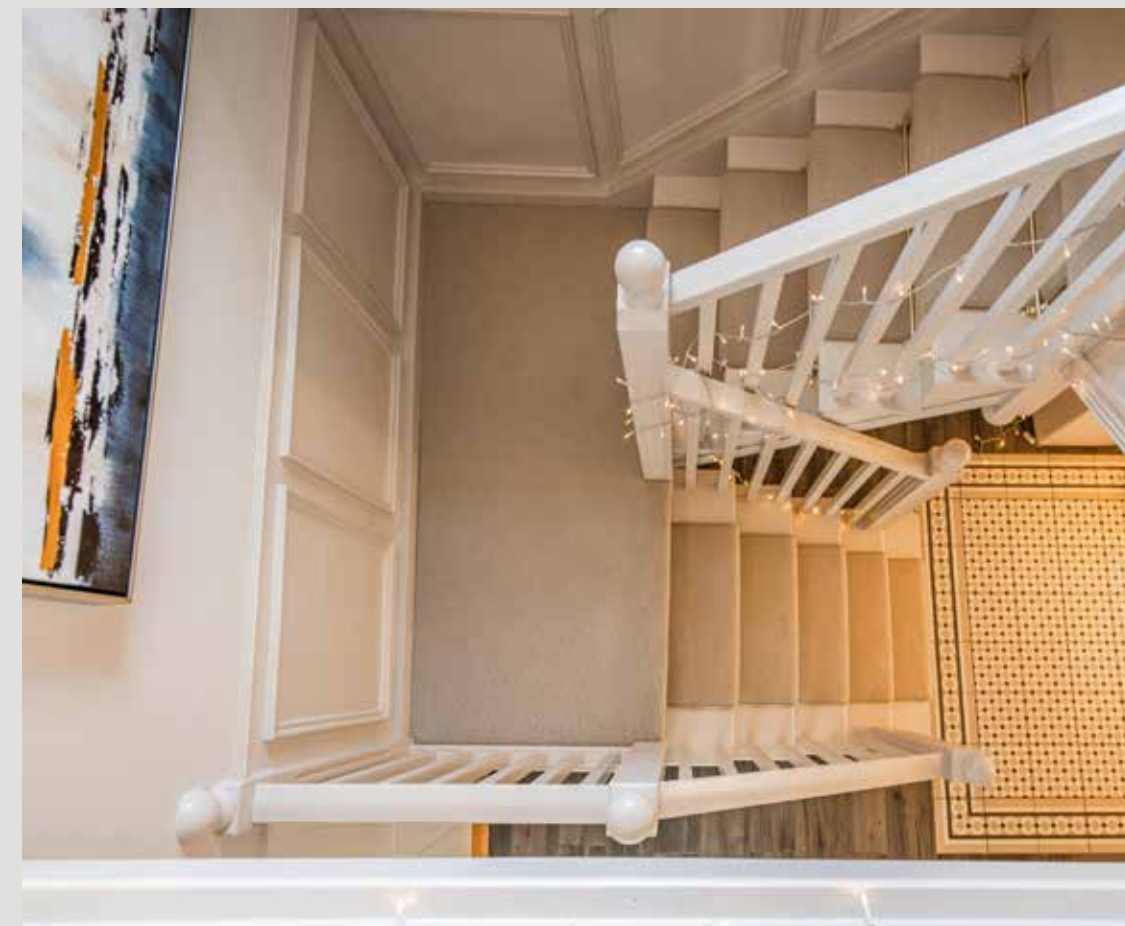


Upstairs, five double bedrooms provide sanctuary for family and guests. Each is individually styled and full of light, with period charm meeting modern comfort. The principal suite is a triumph of proportion and poise: a dual-aspect haven with a vaulted ceiling, walk-through dressing room and luxurious en-suite. Two further bathrooms - one with a separate shower and bath - serve the additional bedrooms with style and ease.

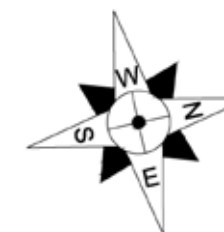
Outside, the grounds are a delight. There's a formal part-walled garden, sweeping lawns, a walled swimming pool area for summer days, and paddocks with a manège for equestrian pursuits. A collection of outbuildings - including stables, garages and stores - offers exciting potential, whether for conversion (subject to permissions), hobby spaces or continued practical use.

Malthouse Farm is more than a home - it's a place to grow, gather and make memories. A seamless blend of the timeless and the modern, it's an invitation to experience the best of Norfolk living in a setting that is as inspiring as it is peaceful.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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Beachamwell

A HIDDEN GEM IN NORFOLK'S COUNTRYSIDE

Beachamwell is a picturesque village nestled in the heart of Norfolk's rural landscape, offering a peaceful setting surrounded by open fields, woodland, and rich local history. Situated just a few miles south-west of Swaffham, the village provides a perfect escape from the bustle of modern life while remaining well connected to nearby towns and amenities.

One of Beachamwell's most striking landmarks is St Mary's Church, a historic round-tower church and a fine example of Norfolk's unique ecclesiastical architecture. Uniquely, it is the only thatched building in the village, adding to its charm. Beachamwell itself is a friendly and welcoming community, surrounded by unspoilt countryside with scenic walks right on the doorstep. The village lies within the Breckland area, a region renowned for its distinctive heathland, rich wildlife, and vast open landscapes, making it a true haven for nature lovers and outdoor enthusiasts.

Just a short drive away, the bustling market town of Swaffham offers a variety of independent shops, cafés, and a popular Saturday market.

Less than four miles from Beachamwell, The Bedingfeld Arms provides a welcoming spot to dine and unwind, perfectly positioned near the magnificent Oxburgh Hall. This 15th-century moated manor, a National Trust property, draws thousands of visitors with its striking architecture, beautiful gardens, and rare tapestries. Hosting events year-round, it's a fantastic destination for history enthusiasts, nature lovers, and families.

With its charming rural character, rich history, and easy access to local attractions, Beachamwell is a delightful village that embodies the best of Norfolk's countryside living.



Note from Sowerbys



Both Swaffham and King's Lynn (pictured) offer great amenities nearby.

“Tucked between the market town of Swaffham and historic King's Lynn, Beachamwell is a hidden Norfolk gem which is still well-located.”



SERVICES CONNECTED

Mains water, electricity, and drainage. Oil-fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///weekend.above.workloads

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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