



THE STORY OF

# Hall Barn

*Beachamwell, Norfolk*

SOWERBYS





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# Hall Barn

Old Hall Lane, Beachamwell, Norfolk  
PE37 8BG

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Over 5,000 Sq. Ft. of Living Space

12 Bedrooms and Further Studio Annexe

Five Bedrooms Enjoy En-Suites

Multiple Reception Rooms

Plot of Just over 2.5 Acres (STMS)

Multiple Outbuildings

Characterful Norfolk Barn Conversion

Incredibly Private Location

Income Potential

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After more than 30 years, the gates of Hall Barn are once again open—offering a truly rare opportunity to own a remarkable piece of Norfolk’s architectural and rural legacy. Set within just over two and a half acres (STMS) of beautifully private grounds, this extraordinary barn conversion tells a story of transformation, vision, and boundless potential.

Originally a working agricultural building, the barn’s evolution into a distinctive residence has been handled with sensitivity and care. Today, it spans more than 5,000 square feet and blends character with versatility, offering a lifestyle that can shift and grow to suit its new owner’s ambitions.

The property is currently arranged into a main four-bedroom house and four independent cottages—three with one bedroom and one with three bedrooms—creating a total of ten bedrooms, six of which enjoy en-suite facilities. Whether you’re looking for multi-generational living, income-producing holiday lets, or a combination of both, Hall Barn’s layout offers remarkable flexibility.

Inside the main house, original beams soar overhead, and a sense of space and openness flows throughout. The two main reception rooms are positioned on the first floor, making the most of the elevated views across the gardens and surrounding countryside. These are places to pause, reflect, and reconnect—with family, guests, or nature itself.

Each of the cottages has been thoughtfully created, offering cosy, self-contained living spaces with their own unique outlooks and access points. The one-bedroom units are ideal for holiday letting, while the three-bedroom cottage opens possibilities for longer-term rentals, guest accommodation, or dedicated workspaces.





An abundance of features have been both retained and sympathetically introduced...







Outside, the grounds unfold with quiet grace. A Mediterranean-inspired walled garden forms a sun-drenched focal point, sheltered, south-facing, and perfect for summer gatherings or quiet morning coffee. Beyond, expansive lawns and mature trees create a peaceful green buffer, attracting wildlife and offering space to roam, rest, or entertain.

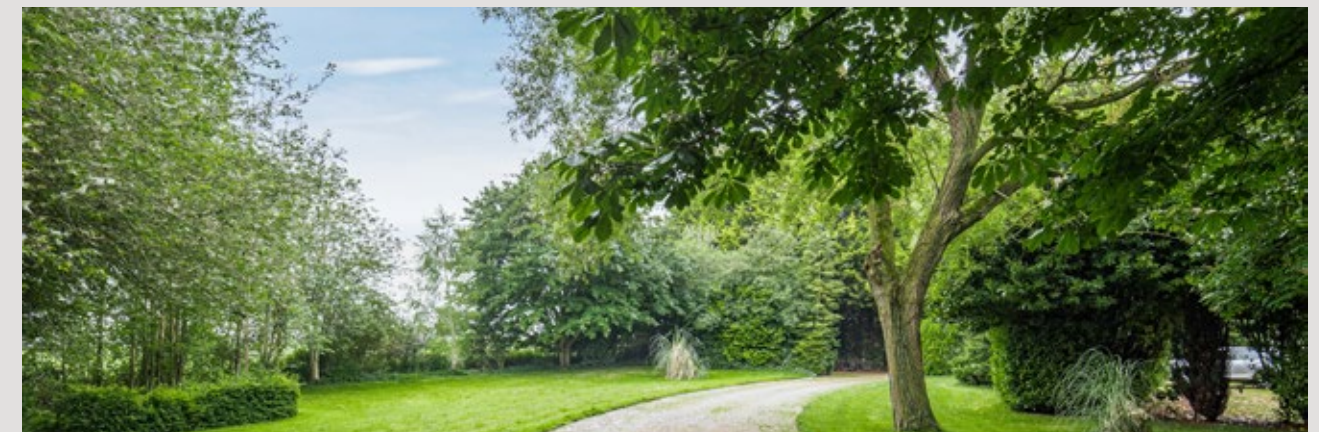
A selection of outbuildings enhances the property further, including a large double garage with adjoining workshop and store, plus a separate additional double garage. These spaces are perfect for hobbies, storage, or future development, subject to the necessary consents.

While some areas of the property may benefit from updating, the core of Hall Barn is a solid, beautiful structure, rich with character and already brimming with opportunity. It's a home that invites vision. A canvas for those looking to create something lasting, personal, and extraordinary.

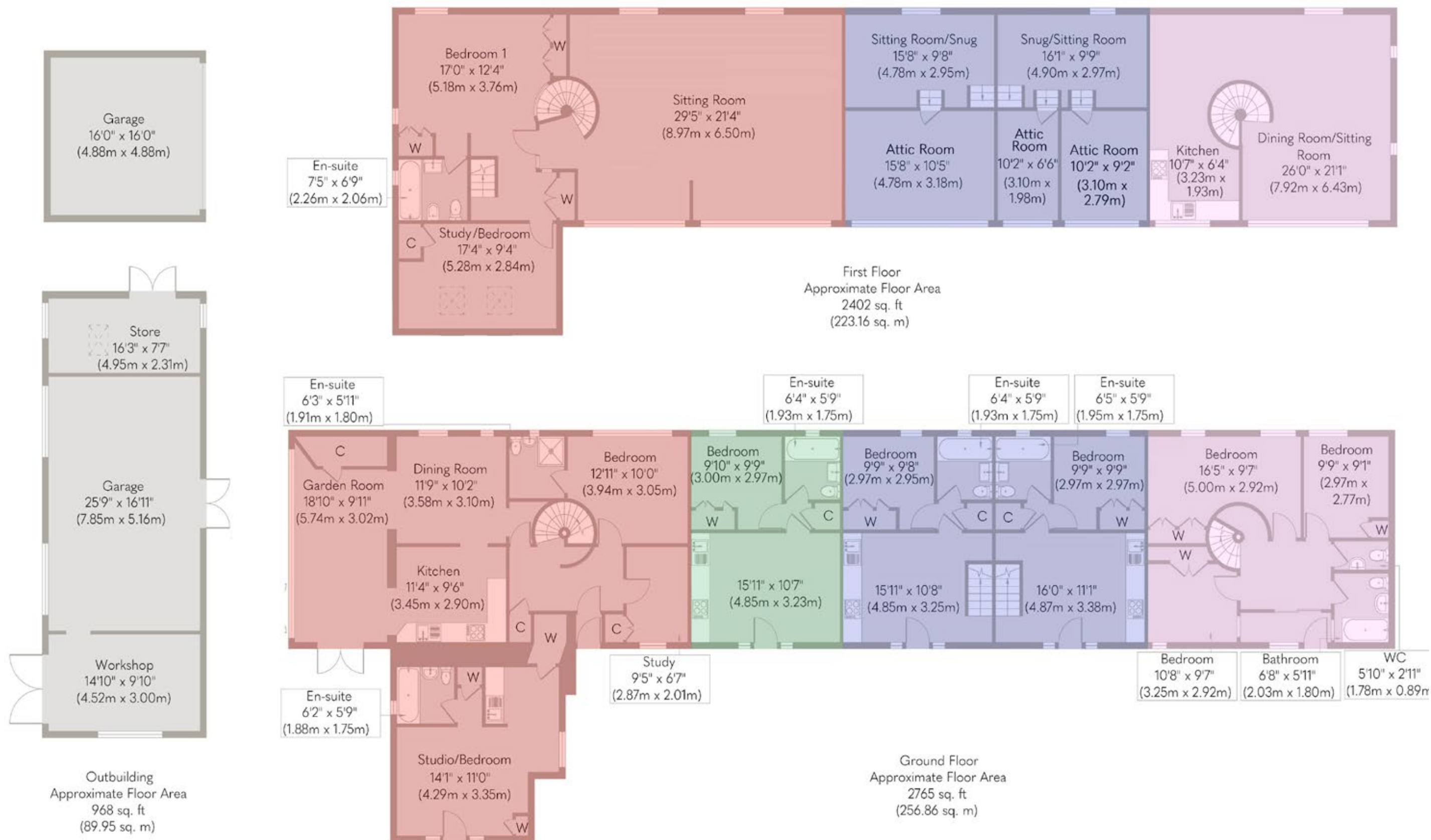
Tucked away in its own private world, yet within easy reach of Holt, the coast, and Norfolk's wider offerings, Hall Barn represents something rare: space, soul, and possibility in equal measure.

This is more than a home. It's a project of passion, a lifestyle opportunity, and an open door to the next chapter in a truly remarkable place.









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 prospective purchaser or tenant. 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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# 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 and idyllic 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 features is its historic round-tower church, St Mary's, a beautiful example of Norfolk's unique ecclesiastical architecture. The village also boasts traditional thatched cottages, a welcoming community, and scenic countryside walks right on the doorstep. The surrounding Breckland area is known for its distinctive heathland and wildlife, making it a 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. Further afield, the expansive Thetford Forest provides excellent opportunities for walking, cycling, and adventure activities at High Lodge. Nature enthusiasts will also appreciate nearby Gooderstone Water Gardens, a hidden gem with tranquil waterways, vibrant plant life, and a peaceful setting perfect for a day out.

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



“...open lawns and mature trees provide an incredible sanctuary for family, friends, visitors, and wildlife alike.”



### SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating, with two boilers.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

E. Ref:- 2586-3038-5205-7304-4204

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: ///wiggly.lilac.whirlpool

### AGENT'S NOTE

A section of the barn is currently let for £1,200pcm. The vendor has submitted a request to divert a Public footpath. Portions of the land are subject to easements to allow for the maintenance and distribution of electrical services. The property is accessed via a right-of-way over a private road. Additional land may be available by further negotiation.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# 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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