



Canister Hall

Palgrave Road, Little Dunham, King's Lynn, Norfolk, PE32 2DF

BROWN & CO



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A fine country house in 5 acres of formal gardens, large pond and attractive meadow, together with a good range of outbuildings and parking for a number of vehicles. Delightful rural position.

£1,395,000



DESCRIPTION

Canister Hall is a delightful and most attractive country house with the original property dating to the 17th century with a striking later Georgian addition which occupies the front of the house and provides fine views over the associated pond and meadows. The house is Listed Grade II as a property of architectural and historic interest and enjoys a charming rural edge of village position in Little Dunham. The property comes to the market for the first time in c20 years and has been a much-loved family home which required a great deal of improvement when acquired by the current vendors all those years ago.

Through careful planning married to their creativity the vendors have lovingly restored the house with a host of outstanding fixtures and fittings whilst importantly retaining the character. A significant improvement of Canister Hall is the addition at the rear incorporating a striking entertaining area which adjoins the kitchen. The whole is a rare offering in rural west Norfolk and will be of great interest to buyer's keen on acquiring a home with flexibility, whilst being surrounded by outstanding wildlife and walks.

The accommodation is well arranged on three floors and is approached at the front into a fine staircase hall providing access to the principal dining room and drawing room and flows through to the snug/kitchen. The drawing room and formal dining room are both dual aspect with fireplaces and excellent ceiling heights

and provide the house with the symmetry one expects from the Georgian period. The decorative cornicing, ceiling roses, sash windows, working shutters and the high skirting boards together with column radiators are key features to these striking rooms. The hall also gives access to the lower ground floor which has two rooms with potential for use as office/gym/cinema room.

The snug/kitchen occupies the 17th century part of the home and the atmosphere changes but is still equally attractive with lower ceiling heights, beams and a striking exposed brick inglenook fireplace housing a log burner. The utility/boot room adjoins the kitchen with a shower room and boiler room off. The kitchen itself benefits from a range of integrated appliances and enjoys views and access to the formal gardens via French doors. From the kitchen there is access into the entertaining area with two sets of bi-fold doors which provides a wonderful area to entertain and has a great deal of flexibility linking with the gardens via a superb terrace.

On the first floor there are four bedrooms, and a family bathroom positioned off a split-level landing and via the principal bedroom and guest bedroom staircases lead up to the second floor and into the dressing room and study/bedroom with both rooms linking to a family bathroom.

We draw your attention to the floorplan as to how the accommodation is arranged.

To the outside the property is approached by a most attractive sweeping shingled driveway which leads around to both the front and rear of the house bordered by a number of mature trees providing a great deal of privacy. There are a number of outbuildings which are included within the sale, comprising a 17ft building together with a larger outbuilding with three separate areas equating to 66ft, which has planning consent for conversion to 2 x 2 bedroom residential dwellings.

The formal gardens of Canister Hall are a joy with established formal lawn, mature shrubberies and a naturally fed pond with further wide grassed areas and established trees both young and old. The land expands away to the south and there is of course potential for equestrian use if a buyer required.

Acreage – 5 acres (stms)

Services – Mains electricity, oil central heating, mains water, private drainage system.

Local authority – Breckland District Council.

LOCATION

Little Dunham is situated on some of the highest land in Norfolk. The village is within the catchment area for Litcham High School and the nearest primary school is in the neighbouring village of Great Dunham. Just over 6 miles away is the historic and thriving market town of Swaffham, where you'll find an extensive range of



local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'. The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham. It has schooling for all ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School. Nearby Downham Market provides a train link to London King's Cross in around 1 hour 25 minutes and also serves Cambridge, Ely and King's Lynn. Swaffham is a short journey to Holt, Wells, Brancaster, Burnham Market and Castle Acre, as well as the popular little seaside town of Sheringham. Norwich Airport offering direct flights to Amsterdam is within approximately 45 minutes via the A47, and Stansted Airport is approximately 1hr 30 minutes via the A1065, A11/M11.

DIRECTIONS

Leaving Swaffham on the A47 head towards Norwich. At the first roundabout and where the McDonalds lies head over this

roundabout and continue on the A47. In approximately half a mile at the petrol station, which is home to a Costa coffee, take the next left turn into Dunham Road. continue along Dunham Road until it merges with Necton Road and then take the next left into Barrows Hole Lane. Continue until the end and then turn left into Sporle Road. Head past the entrance to the church and immediately after turn right into Palgrave Road. The turning for Canister Hall is on your right-hand side approximately ¼ of a mile up Palgrave Road.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

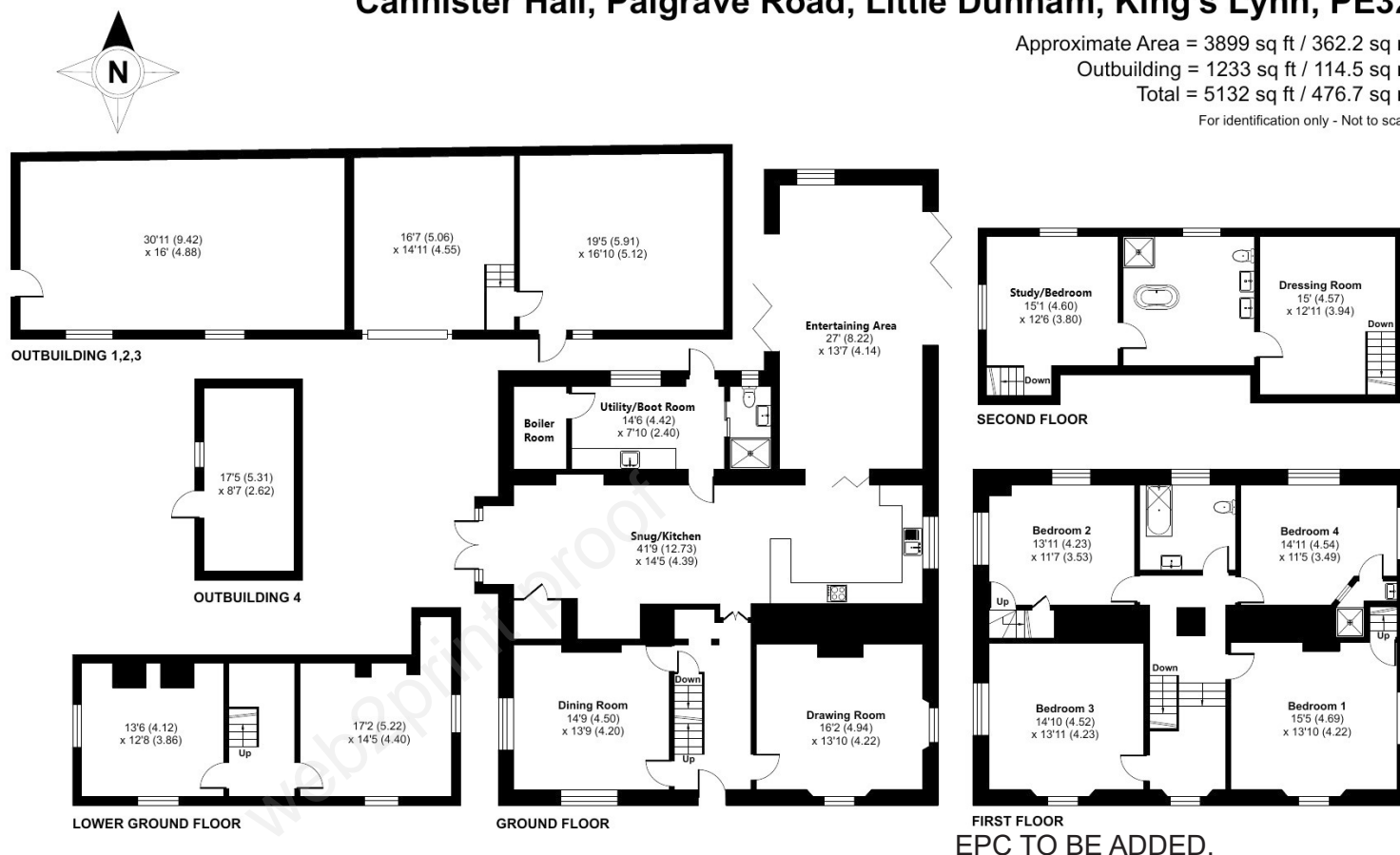
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





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Approximate Area = 3899 sq ft / 362.2 sq m
 Outbuilding = 1233 sq ft / 114.5 sq m
 Total = 5132 sq ft / 476.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Brown & Co. REF: 1314625

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