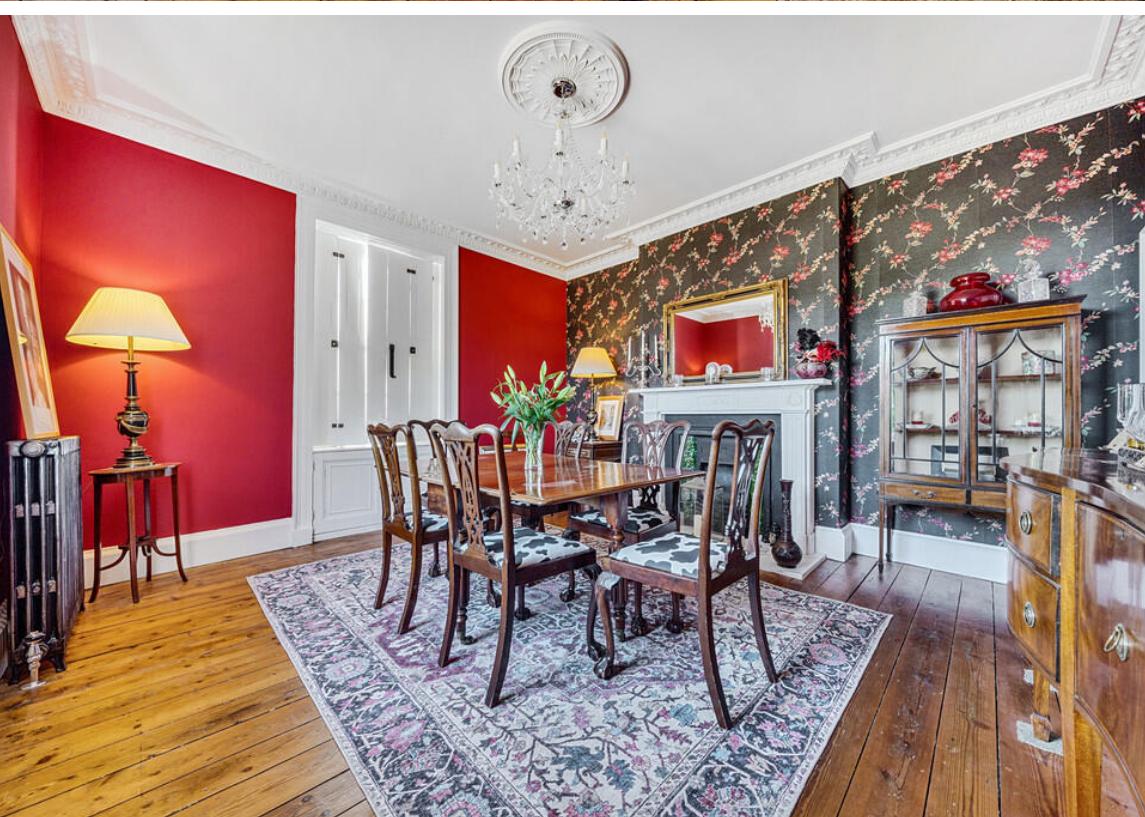




Canister Hall

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

BROWN & CO



Canister Hall

A Timeless Grade II Listed Country House in Little Dunham, Norfolk

£1,250,000



Nestled on the rural edge of Little Dunham in West Norfolk, Canister Hall is a captivating Grade II listed country house blending 17th-century origins with elegant Georgian additions. Overlooking a serene pond and expansive meadows, this historic rural home offers breath-taking views and a sense of escape, ideal for those seeking a rare Norfolk hideaway property or self-sufficient lifestyle in Norfolk's picturesque countryside. With approximately 5 acres of land, it's a rare find for families blending tradition with modern living—now available for the first time in two decades.

Lovingly restored with creative flair, the house retains its authentic character while incorporating contemporary touches like a stunning rear entertaining space. Whether you're drawn to its historic fireplaces and sash windows or the flexible layout for today's needs, Canister Hall harmonises old-world charm with practical elegance in this sought-after West Norfolk location.

Inviting Accommodation Across Three Floors:

- Entrance Hall: A grand, light-filled welcome with soaring ceilings and decorative cornicing, setting the tone for this historic Norfolk retreat—perfect for greeting guests or pausing to admire the views.
- Drawing Room: Dual-aspect and brimming with Georgian symmetry, featuring a cosy fireplace, working shutters, and high ceilings that invite relaxed evenings or lively conversations amid rural tranquillity.
- Dining Room: Elegant and versatile, with column radiators and

period details, ideal for intimate family meals or festive gatherings overlooking the West Norfolk landscape.

- Snug/Kitchen: The heart of the 17th-century wing, with exposed beams, a brick inglenook log burner, and integrated appliances—French doors open to the gardens, blending cosy tradition with modern convenience.
- Entertaining Area: A bright, open extension with bi-fold doors to a sun-drenched terrace, creating seamless flow for al fresco dining or casual entertaining in this peaceful Norfolk haven.
- Lower Ground Floor: Two adaptable rooms for a home office, gym, or cinema, offering modern flexibility in a historic setting.
- First Floor Bedrooms (Four): Spacious retreats off a split-level landing, with countryside vistas that inspire restful nights—access to dressing room and study/bedroom above.
- Second Floor: A private suite with linked dressing room, study/bedroom, and family bathroom, perfect for guests or a quiet workspace in this rural West Norfolk home.

Outbuildings add exciting potential: a 17ft structure and a 66ft complex with planning consent for two 2-bedroom dwellings, ideal for income, annexes, intergenerational living or hobbies in this equestrian-friendly Norfolk property.

Gardens and Grounds: Formal lawns, mature shrubberies, and a naturally fed pond create a joyful outdoor oasis, with wide meadows offering scope for horses or simply savouring West

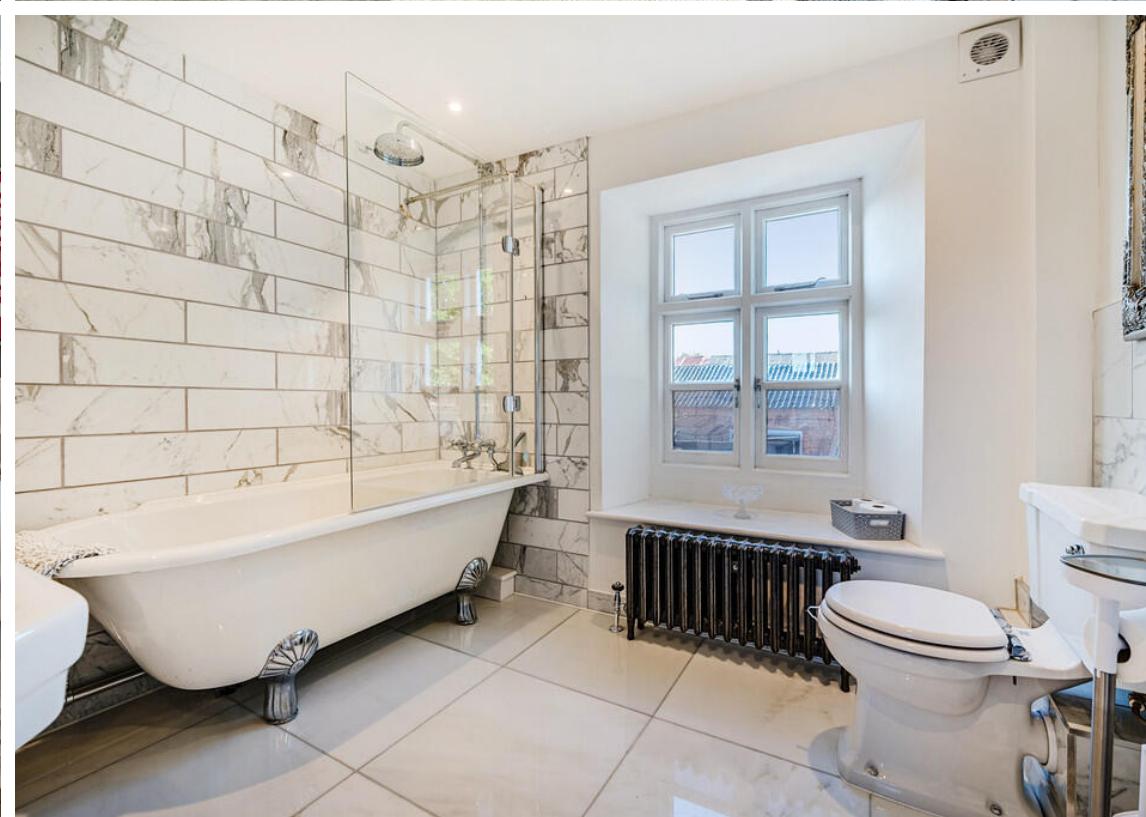
Norfolk's wildlife and walks. A sweeping shingled driveway ensures privacy, framed by ancient trees.

Exteriors & Grounds:

- Welcoming front approach via sweeping shingled driveway at this family country home in Little Dunham, blending Georgian elegance with serene countryside privacy
- The side view of Grade II listed Canister Hall in Little Dunham, showcasing historic brickwork and private garden patio—perfect for rural Norfolk living with capturing views over 5 acres.
- Rear elevation with modern extension at Canister Hall, offering seamless access outdoor entertaining spaces, and the meadows.
- Tranquil pond and landscape vista from this family home in Little Dunham, where wildlife thrives amid acres of self-sufficient land.
- Private courtyard and annexe at historic Canister Hall, ideal for multi-generational living or guest accommodations in this peaceful rural setting.

Aerials & Site Map:

- A detailed site plan revealing the enchanting 5-acre grounds of Grade II listed Canister Hall, nestled in the heart of West Norfolk's timeless countryside—complete with serene ponds, wildflower meadows, and superb equestrian possibilities.
- Breathtaking aerial panorama capturing the majestic sweep of the estate, where the historic home sits proudly amid rolling fields and far-reaching rural vistas.



- Intimate close-up aerial view showcasing the elegant house framed by its picturesque pond — a self-sufficient haven of natural beauty, abundant wildlife, and endless opportunities for outdoor living.

Interiors:

- Cosy blue bedroom retreat in this historic family home featuring period details and natural light for restful nights in Little Dunham.
- Spacious Gray bedroom flooded with sunlight at Canister Hall, offering adaptable spaces for family or guests.
- Luxurious marble bathroom ensuite for the principal bedroom in rural Norfolk property, blending modern elegance with historic charm at this Little Dunham sanctuary.
- Heart-of-the-home kitchen with exposed beams connected to the snug in Grade II listed Canister Hall, Norfolk, ideal for cooking amid views of the surrounding countryside, and unwinding after a family meal and catching up on your fav TV shows or family movies.
- Modern living area with bi-fold doors opening to gardens perfect for either seamless indoor-outdoor living, holding BBQ's in the summer unwinding with a glass of wine or a Martini in a private setting whether is a private party of close friends or a larger gathering what a wonderful rural setting in a Historic home.
- Elegant red dining room in Canister Hall, showcasing Georgian symmetry and fireplace for memorable family & Friends

gatherings, or sitting and relaxing in the drawing room overlooking the views of the front lawn.

Canister Hall enjoys excellent connectivity in rural West Norfolk, with easy access to the A47 and A1065 roads providing swift routes to Norwich (about 26 miles east, 40-50 minute's drive), King's Lynn (around 20 miles west, 25-35 minutes), and Downham Market (approximately 15 miles west, 20-30 minutes). From Downham market station, the direct train line to London King's Cross offers convenient links (journey time about 1 hour 25 minutes), with extensions to Cambridge (around 40 minutes from Downham). Locally, Swaffham (just 6 miles away) boasts everyday essentials including Waitrose, Tesco, and Asda supermarkets, plus independent shops. Access to the North Norfolk Coast only 30 minutes away.

Schools such as Swaffham The Nicholas Hamond Academy. Nearby educational options include Litcham School (about 5 miles), Sacred Heart Primary School in Swaffham. There prestigious independent institutions like Norwich School and Gresham's School (both within 20-30 miles for accessible commuting), and Wymondham College (around 25 miles south). The Royal Norfolk Showground is reachable in under 30 minutes via A47, while Longwater Retail Park (near Norwich) offers extensive shopping in about 35 minutes. For innovation and

healthcare, the Norwich Research Park and Norfolk and Norwich University Hospital are 30-40 minutes east, and the Queen Elizabeth Hospital in King's Lynn is a quick 25-minute drive west—making this historic Little Dunham home an ideal base for both tranquillity and convenience.

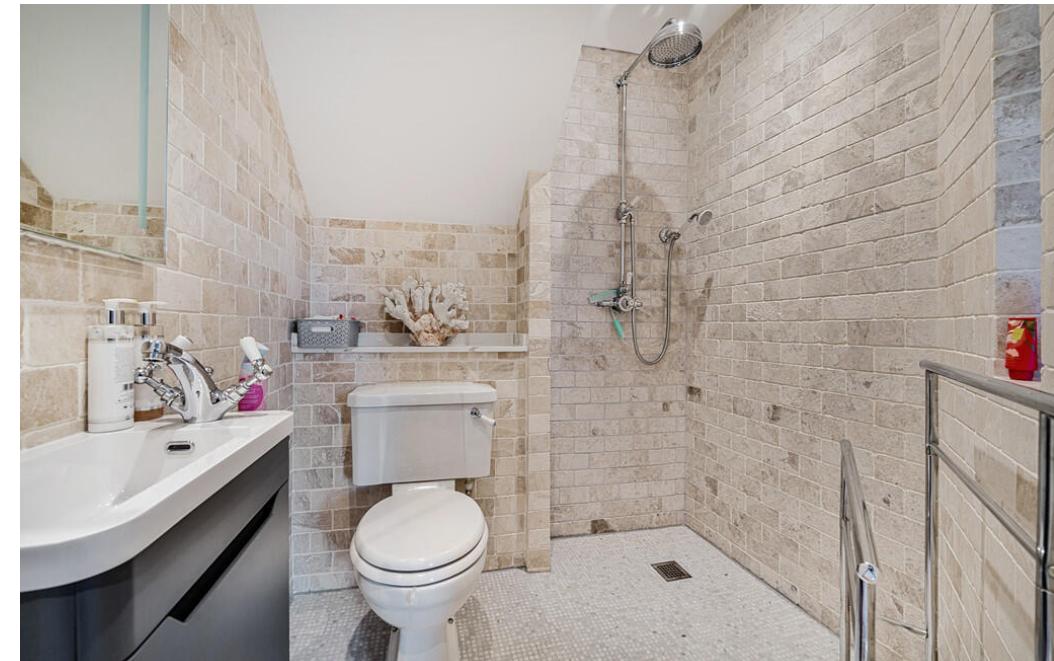
Services: Mains electricity, oil central heating, mains water, private drainage. Local authority: Breckland District Council. Council Tax Band: F. Tenure: Freehold.

This enchanting rural country home in Little Dunham, Norfolk, combines historic allure with modern adaptability—viewing is highly recommended today to uncover its full magic and make it your own.

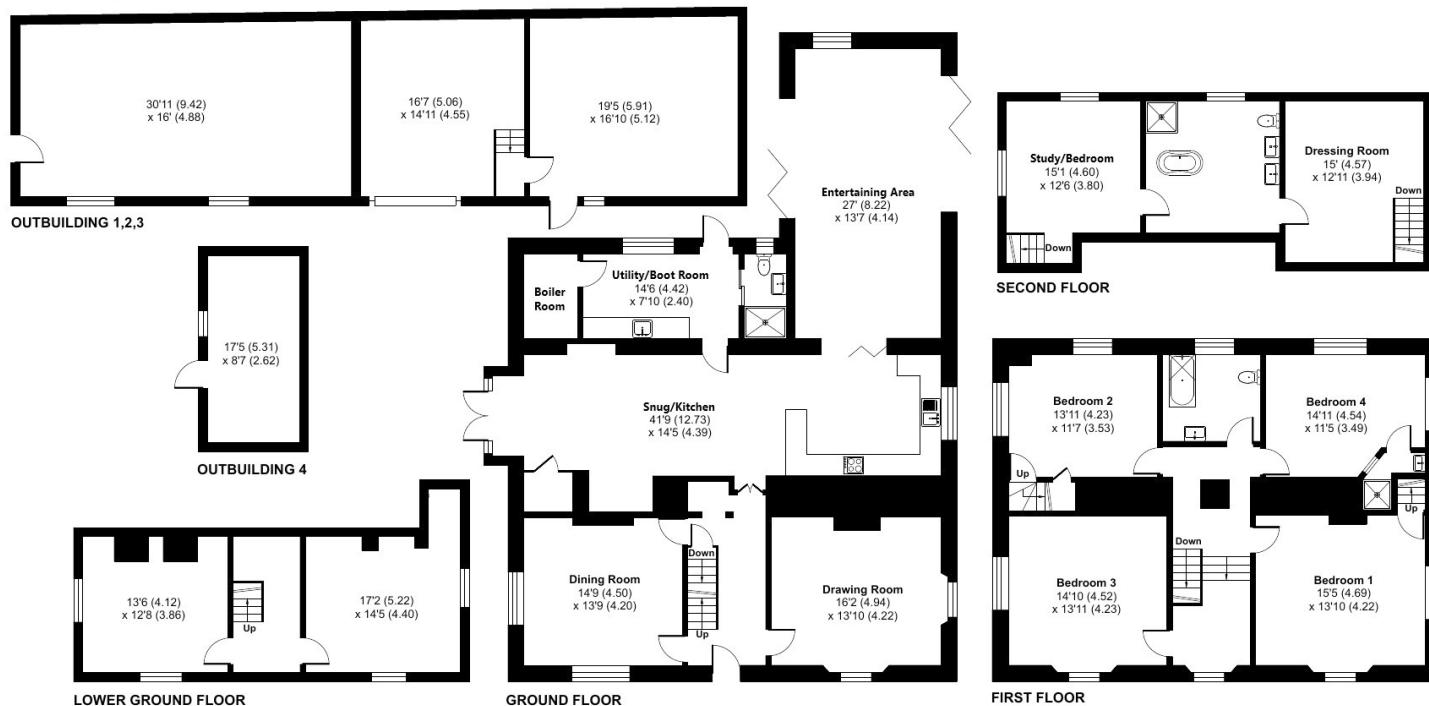
AGENT'S NOTES:

- (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.

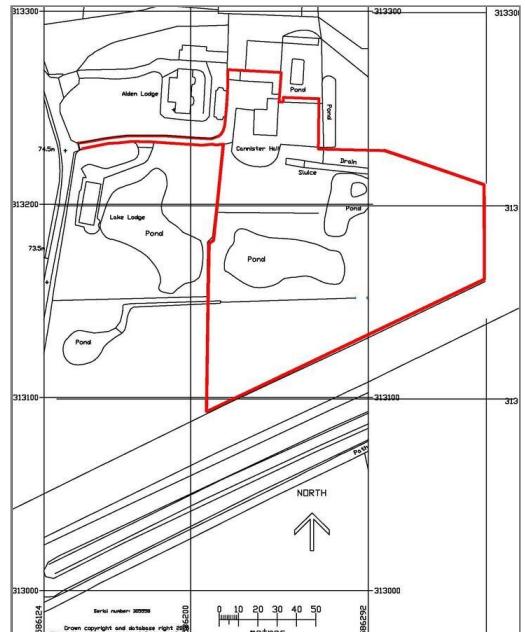
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Cannister Hall, Palgrave Road, Little Dunham, King's Lynn, PE32



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). © nchecom 2025. Produced for Brown & Co. REF: 1314625

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