



THE STORY OF

Rawhall Farm Cottage

Beetley, Norfolk

SOWERBYS



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Rawhall Farm Cottage

Rawhall Lane, Beetley,
Norfolk, NR20 4HH

Detached Family Home

Accommodation Stretching to Over 1600 sq ft.

Modern Kitchen/Dining Room

Garden Room

Three/Four Bedrooms

Family Bathroom and En-Suite to Principal

Large Driveway with Integral Garage

Large Rear Garden Backing onto
Norfolk Countryside

Countryside Location

SOWERBYS DEREHAM OFFICE

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This charming three/four-bedroom detached home offers a perfect blend of modern living and countryside tranquillity, with expansive gardens and picturesque field views to the rear. Designed for versatile family life, it combines style, comfort, and functionality.

The spacious kitchen/dining room serves as the heart of the home, ideal for both everyday living and entertaining. A bright conservatory opens onto the rear garden, providing a peaceful spot to relax and take in the surrounding scenery. A flexible additional reception room on the ground floor offers the option of a fourth bedroom, study, or playroom.

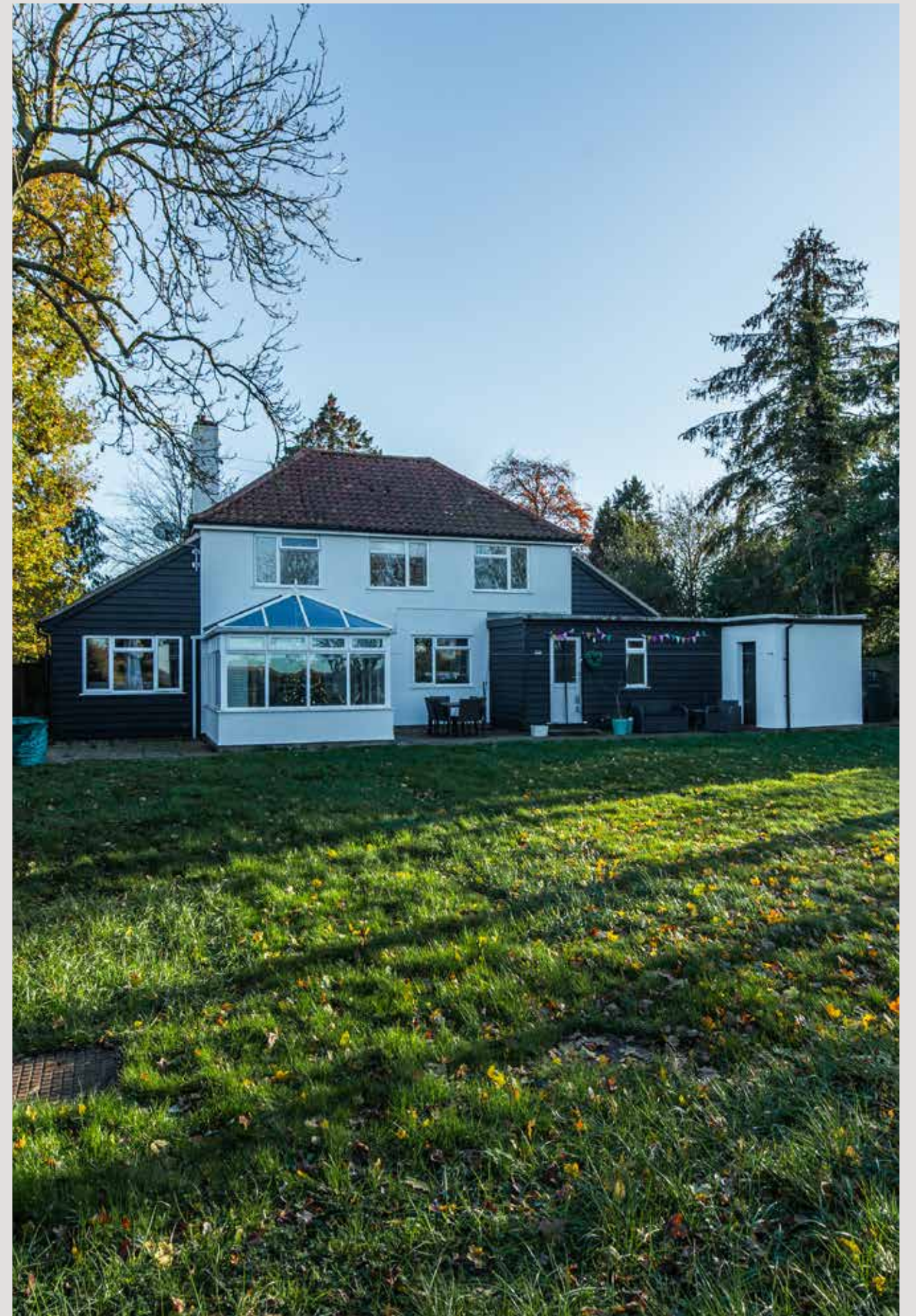
Upstairs, the principal bedroom features a contemporary en-suite, while two further bedrooms are served by a well-appointed family bathroom.

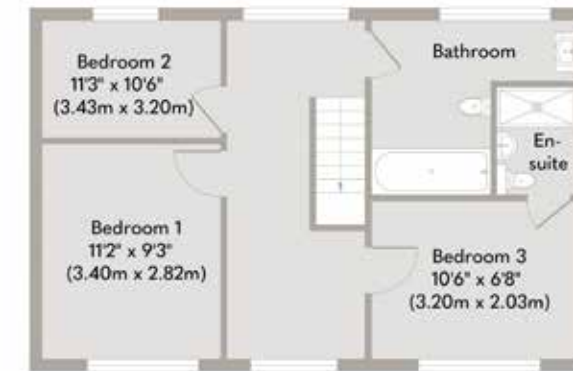
The large rear garden, backing onto open fields, offers a serene outdoor space, perfect for family gatherings or quiet moments. A generous front garden and private driveway provide ample parking, completing this inviting property.

A rare opportunity to enjoy countryside living with all the comforts of a modern home.



With a cosy corner
in every room, our
countryside views
provide the most
peaceful outlook.





First Floor
Approximate Floor Area
512 sq. ft
(47.59 sq. m)



Ground Floor
Approximate Floor Area
1,115 sq. ft
(103.55 sq. m)

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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Beetley

WHERE CHARMING COUNTRYSIDE
MEETS COMMUNITY SPIRIT."

Beetley is a charming village located just a few miles from Dereham in Norfolk. Known for its picturesque countryside and friendly community, it offers a peaceful rural lifestyle with easy access to town amenities.

Beetley is well-connected by road, making it convenient for commuters. The A47 and A1067 provide access to nearby towns and cities, while Dereham's railway station connects to larger hubs like Norwich and Cambridge.

The village boasts a selection of local amenities, including a small convenience store, a primary school, and a community centre. For more extensive shopping, Dereham is just a short drive away, offering supermarkets, shops, restaurants, and leisure facilities.

Beetley is surrounded by beautiful countryside, making it ideal for outdoor enthusiasts. There are plenty of walking and cycling routes to explore, as well as nearby parks and green spaces. The local community often organizes events, fostering a strong sense of togetherness. Whether you're looking for peaceful walks, community events, or easy access to urban facilities, Beetley is a hidden gem worth considering.



Note from the Vendor



SERVICES CONNECTED

Mains electricity. Water via borehole. Oil-fired central heating.
Drainage via septic tank.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 8458-6225-8120-4598-7902

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: ///cars.decent.timer

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SOWERBYS

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

Nelson's
Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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