



THE STORY OF

# Beachamwell Cottage

*Beachamwell, Norfolk*

SOWERBYS



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Beachamwell, Norfolk  
PE37 8BD

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Approx. 1 Acre Private Plot

Annexe Potential

Five Reception Rooms

Ground Floor Shower Room

Family Bathroom and En-Suite

Quiet Village Location

Open Plan Kitchen/Dining/Sitting Area

Opposite Village Green and Church

Security Systems

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Nestled in the heart of a quiet, picturesque village, this period cottage offers an exceptional opportunity to enjoy a peaceful, village lifestyle, with the added benefit of modern, expansive living. Situated on a substantial 1-acre plot, the property backs onto lush horse paddocks, providing both privacy and a tranquil backdrop of green pastures and open skies. Whether you're a nature lover, equestrian enthusiast, or someone who simply appreciates the serenity of countryside living, this is a home that delivers on every front.

Boasting almost 3500 sqft of thoughtfully extended living space, this immaculately presented cottage seamlessly blends period charm with modern comforts. This includes modern benefits of CCTV and a burglar alarm security system, ensuring peace of mind.

Upon entering, you're welcomed into an atmosphere of warmth and character, with stunning original features, wood-burning stoves and contemporary finishes. The property offers five versatile reception rooms, providing ample space for every aspect of family life. Whether it's cosy evenings spent in front of the fire, sophisticated dinner parties, or the flexibility of home offices and leisure spaces, there's room for it all.

The spacious kitchen/dining/sitting area, at the heart of the home, is an entertainer's dream, ideal for preparing meals with family or friends while taking in the views of the surrounding countryside.

The four beautifully appointed bedrooms offer a retreat at the end of each day, with the master suite being a particular highlight, featuring an en-suite bathroom, dressing area and an abundance of natural light.



We would describe our home as comfortable, spacious and appealing.



The property offers the potential for an annexe, with a ground floor shower room adjacent to a reception room, which could become a fifth bedroom. This home can easily accommodate multigenerational living or provide additional private space for guests or even rental income.

The expansive 1-acre plot presents a wealth of possibilities, whether you dream of cultivating an orchard or creating an inviting outdoor entertainment space. A large patio provides the perfect spot to relax and take in the surroundings. The property also features a greenhouse and a spacious walk-in caged vegetable garden, ideal for growing your own produce. Backing directly onto peaceful horse paddocks, the land offers delightful views and a serene atmosphere that can be enjoyed from almost every angle.



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 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 the Vendor



Rear Garden

“We have loved the tranquility of living here; the rural aspect within a friendly, safe community; close access to nature.”



### SERVICES CONNECTED

Mains electricity, water and drainage. LPG fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

E. Ref: 2100-1191-1501-7310-8411

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: ///thinkers.noise.replaying

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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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