





THE STORY OF

# Meadow Barn

Beeston, Norfolk  
PE32 2NA

2/3 Acre Private Plot (STMS)

Far Reaching Field Views to Front

Multiple Reception Spaces

External Home Office and Dog Kennels

Four Bedrooms

Bathroom, En-Suite and Ground  
Floor Shower Room

Easy Access to A47

Close to Beeston Primary School

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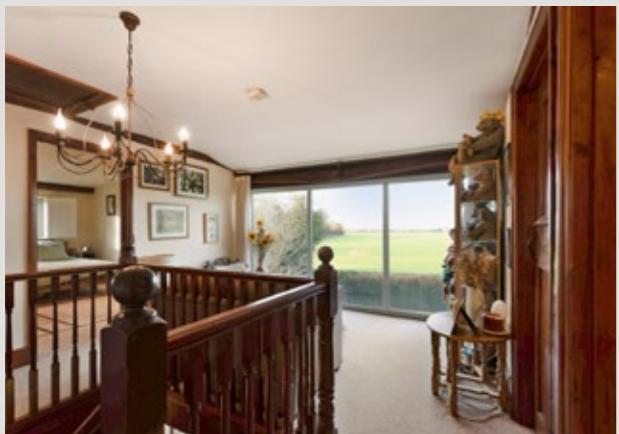
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Meadow Barn sits within a generous 2/3-acre plot on the edge of the village of Beeston, enjoying open views across the adjoining fields and a strong sense of space around the property. The setting combines privacy with convenience, offering easy access to the A47 and direct routes into both Dereham and Swaffham for a full range of everyday amenities. A nearby primary school further enhances the appeal for families seeking a village environment with practical connections.

The internal layout has been designed to support modern family living with excellent flexibility. Three separate reception spaces allow for adaptable use, whether that's formal living, quieter family time, or working from home. The main kitchen and dining area forms a central hub to the house, linking naturally with the surrounding reception rooms and supporting both everyday life and entertaining. A separate snug and sitting room offer additional options for relaxation, while the ground floor also benefits from a dedicated boot room and a shower room, catering perfectly to the practicalities of rural living.

The bedroom accommodation is equally versatile. A ground-floor bedroom provides ideal provision for guests, multi-generational living, or those seeking future-proofing. Upstairs, there are three further well-proportioned bedrooms, including the principal bedroom with its own en-suite, alongside a separate family bathroom serving the remaining rooms. This balance of bathroom, en-suite, and shower facilities ensures the house works comfortably for larger households.





Our property is homely,  
peaceful and rustic.



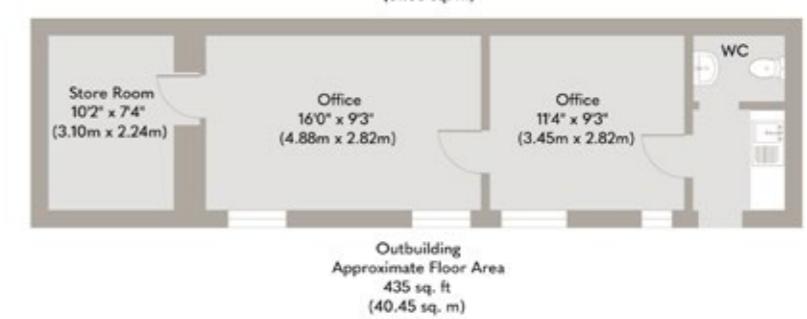
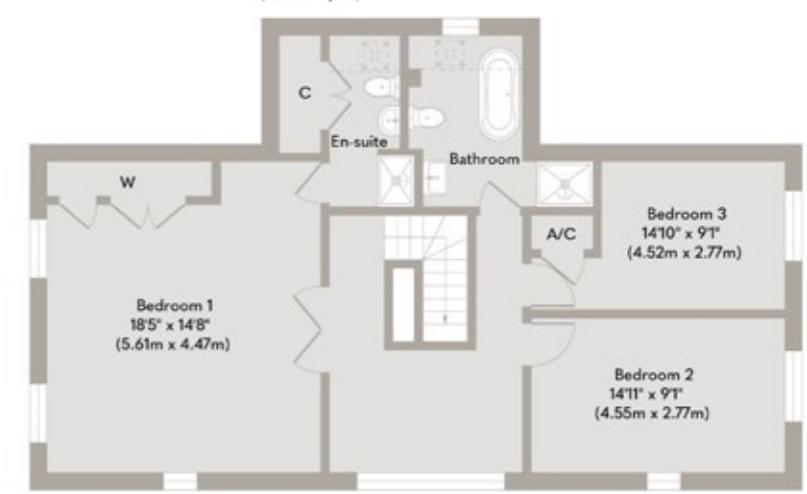
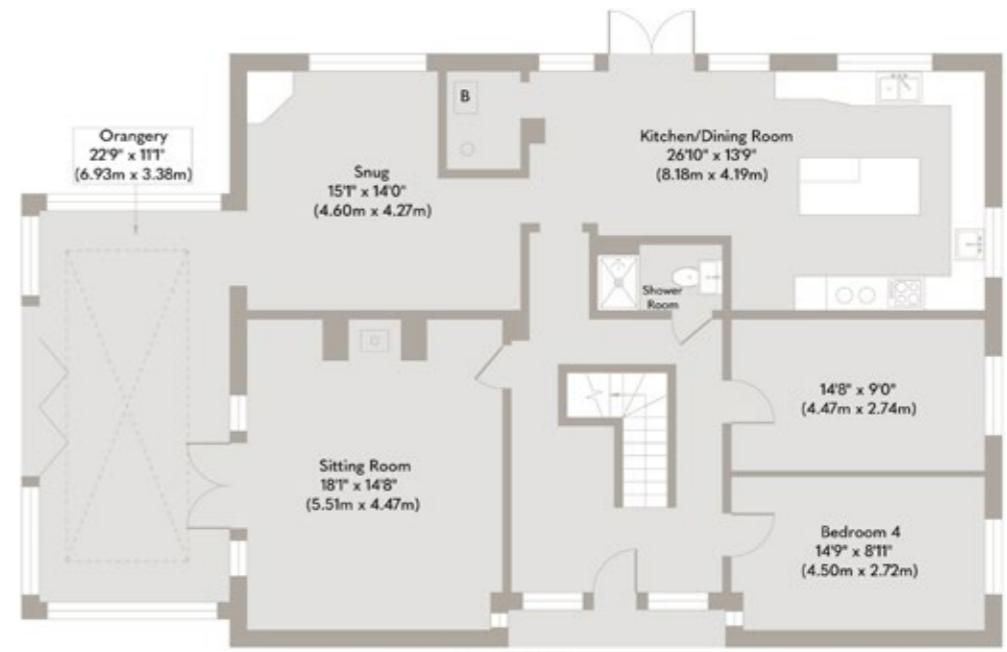
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Outside, the plot offers clear scope for a wide range of uses - from formal gardens and recreational space to potential landscaping or hobby areas - while maintaining uninterrupted countryside views. A separate external office building further extends the flexibility on offer, currently arranged to provide two office rooms along with a WC and store. This setup is ideal for home working, running a business, creative pursuits, or a gym, all while keeping work life separate from the main house.

Meadow Barn offers a rare combination of adaptable living space, strong commuting links, and a semi-rural village setting. With its balance of internal accommodation, external workspace, and generous grounds, the property is well suited to families, home workers, and buyers seeking long-term flexibility without compromising on accessibility.

“We’ve loved being so close to the North Norfolk coast, with Sandringham, Holkham and Houghton on our doorstep.”



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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# Beeston

PEACEFUL VILLAGE LIVING WITH  
CONVENIENT CITY ACCESS

Beeston is a conveniently situated small village, close to the A47, but set back far enough for a quiet location. Its close proximity to the A47 gives easy access to Dereham, Norwich and Swaffham and Fakenham. There are rail links to London and Cambridge from Downham Market which is 23 miles away, and an airport in Norwich which is 24 miles away. Beeston has a pleasant community and a useful village store and pub which is owned and run by the community. There is also small primary school.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city.

Swaffham is a thriving and historic market town with 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'.



## Note from the Vendor



"The house has a lovely atmosphere and great views. We have lived here for 18 years, and the garden areas have been landscaped with the patio renovated."



## SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///marinated.subsystem.bucket

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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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