



The Beams King Street, New Buckenham Norwich NR16 2AF

welcome to

The Beams King Street, New Buckenham Norwich

The Beams, once part of a former coaching inn, is a charming red-brick period home rich in character, featuring a spacious kitchen/dining room, a drawing room with open fireplace, exposed beams throughout, and four bedrooms arranged over the first floor.



Description

The Beams is a delightful Grade II listed period home, originally constructed in the 16th century, offering a wealth of character throughout. The property benefits from planning approval for multiple alterations and improvements (further details available from the selling agent), presenting an excellent opportunity to enhance and tailor the accommodation.

Externally, the property includes a timber workshop, greenhouse, and a concrete garage with electric roller door. There are two external taps, one of which is thermostatically controlled, making it particularly practical for rinsing dogs after countryside walks.

Parking for two to three vehicles is conveniently located to the rear of the property, accessed via Marsh Lane.

New Buckenham is a highly regarded and picturesque village, celebrated for its rich history and abundance of character homes. Founded between 1146 and 1176 by William D'Albini to serve his nearby castle, the village has retained much of its medieval charm, centred around a traditional and attractive village green.

The village enjoys a welcoming community atmosphere and offers excellent local amenities including a well-regarded public house, a popular café ideal for socialising and enjoying quality food, and a village store providing everyday conveniences.

Kitchen/Dining Room

16' 10" x 10' 7" (5.13m x 3.23m)

Windows to front aspect, window to rear, door to the Family Bathroom and access to rear garden.

Drawing Room

17' 11" x 15' 10" (5.46m x 4.83m)

Windows to rear aspect, feature fireplace and stairs to the first floor.

Bedroom One

12' 4" x 10' (3.76m x 3.05m)

Window to rear aspect.

Bedroom Two

11' 5" x 10' 10" (3.48m x 3.30m)

Window to rear aspect.

Bedroom Three

12' 5" x 7' (3.78m x 2.13m)

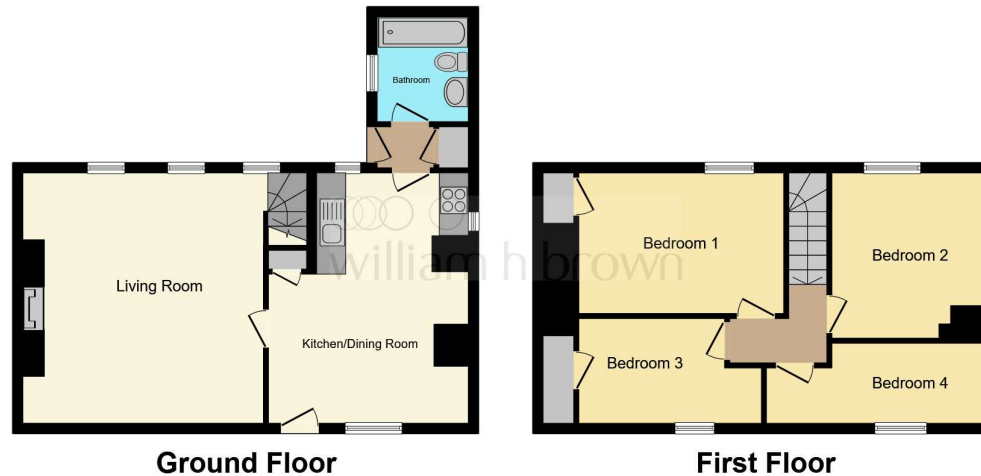
Window to front aspect.

Bedroom Four / Study

15' 3" x 5' 9" (4.65m x 1.75m)

Window to front aspect.

Rear Enclosed Garden Workshop / Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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The Beams King Street, New Buckenham Norwich

- Charming period cottage full of character
- Spacious kitchen/dining room with potential for a wood burner or Aga
- Four bedrooms plus separate study
- Drawing room with open fireplace
- Garage with potential for studio or extension (STPP)
- Large enclosed rear garden (approx. 183ft x 23ft)
- Viewing highly recommended

Tenure: Freehold EPC Rating: E Council Tax Band: C

guide price

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ATB110254 - 0002

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