



Stoneleigh
80 Fakenham Road | Beetley | Norfolk | NR20 4BT

GENERATIONAL LIVING



Opportunity knocks with the unique versatility presented by this gorgeous character property, blending 19th century charm with the modern convenience and comforts of a lavish lifestyle. With two properties in one, the five-bedroom main house and detached two-bedroom bungalow, Stoneleigh is ideal for multi-generational living, running a business or providing ancillary income. Amenities and commuter links are close by too making this home the best of both worlds.



KEY FEATURES

- A Character Semi-Detached Cottage with a Modern Addition and a Detached Cottage/Annexe in the Grounds
- Five Bedrooms and Two Bath/Shower Rooms
- Stunning Open Plan Kitchen/Living Area with Double Sided Wood Burner and Roof Lantern
- Separate Second Kitchen and Utility Room
- Second Living Room and Ground Floor WC
- Detached Two Bedroom Cottage/Annexe with Living Room and Conservatory
- The Grounds extend to 0.7 acres and include a Patio, Wildlife Area and Gated Access to the Playing Fields
- Shingle Driveway provides Ample Parking for Numerous Vehicles
- The Total Accommodation extends to 2,752 sq.ft
- Energy Rating: E

This incredible property presents not only luxurious living and beautiful surroundings but also limitless potential for income or extended family living. The current owners fell in love with the home as it presented opportunity as an idyllic place for their family to grown up in but also to have their business on the doorstep and still have space for family to stay. "We are so going to miss the space, the garden, the versatility... and just want to hand it over to another family to enjoy it as much as we have" they said.

Experience Modern Luxury in the Heart of Nature

In 2022 part of the main house was completely redesigned into a lavish and expansive open plan contemporary living space, with practical and attractive ceramic tiled floor and independent zoned underfloor heating and lighting, designed perfectly for modern living. A beautifully re-fitted kitchen showcases a full range of integrated appliances, stunning quartz worktops (stylish and easy to maintain), an abundance of storage keeping the area clutter free and a central island with a hob and seating for those casual conversations over coffee moments. The island has been a multi-purpose area itself- always a place where people gather, whether using the thoughtfully placed sockets for home working on the laptop, baking with room for all the appliances or spreading out the Christmas present wrapping. The magnificence of this room is accentuated by the roof lantern and sliding glass wall adjacent to the patio, that seamlessly connect your indoor and outdoor spaces, flooding the living area with natural light, where the shadows change the character and atmosphere as the day progresses. In the cooler months, when the room invites curling up on the sofa (with USB sockets close by for the phones!) snuggle down by the double-sided wood burner with a warm comforting glow. This main seating area has dimmable ceiling and wall lights to give just the right mood for any occasion. Whilst open plan, the room is full of cosy corners, whether reading or wildlife watching with a cup of coffee in the quiet area by the sliding doors or dining next to the glass wall, giving the feeling of eating outside, whatever the season.





KEY FEATURES

Across the archway the original flint cottage has been retained and offers a separate calm, quiet space for work, study or just relaxing. The original lounge has its own ambience and kitchen area that leads to the spacious rear yard. This second kitchen is so useful when the masses descend or as a separate kitchen for guest use.

Upstairs, you'll find four well-proportioned bedrooms, featuring two doubles and two singles, the principal bedroom having bespoke fitted furniture and the singles used currently as hobby space. The bedrooms are connected by a central landing and serviced by a generous family bathroom with bath and shower. The hallway allows connection to the original cottage too, where a double bedroom overlooks the rear of the property and a contemporary bathroom has field views. This configuration brings a unique independence to the home, making this so versatile as an all-inclusive home or two separate offerings, with the original section serving as a multi-generational living area, holiday or long-term rental or an independent retreat for guests, the possibilities are endless.

The Perfect Getaway: The Detached Bungalow

Set beneath an ancient Beech tree, a two-bedroom detached bungalow is totally self-contained and a sanctuary in itself. The large windows make the lounge light and airy whilst another log burner offers a cosy glow. The fitted kitchen/breakfast room is adjacent to the lounge and overlooks the gardens, whilst to the rear a generous conservatory with leafy views provides tranquillity and a sense of being at one with nature. With a bathroom serving both bedrooms, the bungalow has been used as long term independent, accessible living space for both elderly relatives and adult children still living at home and could also be used for income generation through holiday or long-term rental, with its own gardens and parking if desired.

Expansive Outdoor Living

The 0.7-acre plot offers generous peaceful green space, including ample off-street parking for 8 vehicles, accessible via a shingled driveway leading to a gated archway for additional parking. Enjoy tranquil afternoons on the patio that leads down to a lush lawn, surrounded by flower beds, ancient trees and charming shrubs. The owners have created specific areas named by the family as "Dogger Bank" an area to entice wildlife, "The Magic Roundabout" a habitat for hedgehogs, toads, and frogs and "Tracy Island" for the prolific birdlife visitors. For the entertainer at heart, the outdoor bar comes equipped with a log burner (to be connected), providing the perfect setting for gatherings whatever the weather. Imagine roast marshmallows over the flickering fire in November enjoying the crackling warmth of your very own outdoor fireplace or stargazing on a clear Summer night. The current owners have enjoyed many gatherings in the garden, from camping out to bouncy castles and badminton! At the end of the garden is a gate straight to the playing fields, with a path to woodland beyond, which is subject to a Woodland Protection Order guaranteeing privacy and seclusion for years to come.





























INFORMATION



On The Doorstep

Beetley is a thriving village with its own junior school, a small convenience store "The Fat Otter," and a village hall with recreation ground, offering activities including exercise classes, craft events, and quiz nights. It has its own pub and celebrated Thai restaurant and a rural life museum too. Country walks are accessible from the doorstep, perfect for cycling, dog walking and enjoying nature.

How Far Is It To?

The location, just 4 miles from the market town of Dereham, spans the gap between the space and slower pace of village life and the need for services and amenities in today's modern world. For commuting the location benefits from strong road links via the A47, making journeys towards Norwich or King's Lynn easily accessible. Norwich is just 20 miles away with an International airport and direct train links to London Liverpool St. and for days out the North Norfolk coast is just 30 minutes away.

Directions

To find the property, start from Dereham Town Centre and head along Quebec Road towards Fakenham. After passing the Golf Club, take the left turn onto B1146, following signs for Beetley and Fakenham. After approximately 1.3 miles, the property will be on your right-hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

Fibre to Cabinet Broadband Available

Please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

Breckland District Council - Council Tax Band E

Freehold

ANNEX
822 sq.ft. (77.8 sq.m.) approx.



GROUND FLOOR
1212 sq.ft. (112.2 sq.m.) approx.

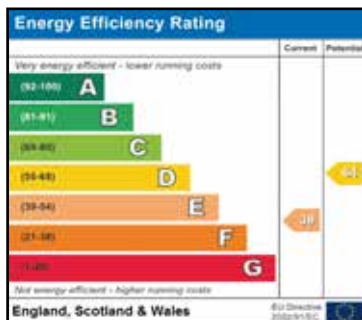


1ST FLOOR
1008 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA : 2752 sq.ft. (255.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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