

THE STORY OF

Beech House

Swannington, Norfolk

SOWERBYS

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Beech House

Church Lane, Swannington, Norfolk
NR9 5NP

Lovingly Renovated and
Immaculately Presented Home

Beautifully Positioned in Sought-
After Swannington

Generous Kitchen with Extensive Cabinetry

Four Well-Proportioned Bedrooms
and Versatile Living Spaces

Approximately One Acre of Private,
Established Gardens (STMS)

Glorious Grounds and Sprawling Sun Terraces

Charming Blend of Character and
Contemporary Comfort

Detached Garage and Substantial
Versatile Outbuilding

Idyllic Norfolk Countryside Setting
with Tranquil Surroundings

A Superb Turnkey Family Home Ready to Enjoy

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A wonderful lifestyle awaits at this exceptional family home nestled within the highly regarded village of Swannington, surrounded by beautiful countryside. Lovingly renovated by the current owners, this charming property is immaculately presented throughout, creating a home that is ready to move straight into and enjoy.

From the moment you arrive, there is a real sense of character and warmth. Handsome elevations, mature planting and an attractive approach set the tone for what lies within. The accommodation is thoughtfully arranged, with generous and versatile living spaces perfectly suited to modern family life. A welcoming entrance leads through to a superb kitchen boasting a wealth of fine cabinetry and enough space to please even the most enthusiastic of home cooks, whilst the adjoining utility room provides essential practicalities. A separate sitting room, garden room, snug and WC complete the ground floor while four well-proportioned bedrooms and family bathroom occupy the first floor.

Every aspect has been carefully considered, with the current owners having undertaken a programme of renovation to create a property that combines character with contemporary comfort.

Outside, the gardens are a particular highlight. Extending to approximately one acre (STMS), mature trees and beautifully established beds create a wonderfully private and peaceful haven, with excellent sun terraces and a series of distinct areas in which to sit, entertain or simply unwind. Whether enjoying a morning coffee, dining alfresco or finding a quiet corner at the end of the day, the garden provides a tranquil backdrop to life at Beech House.

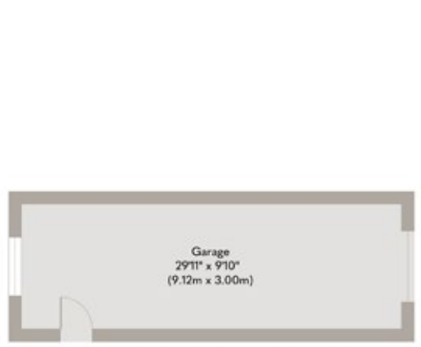
The property also benefits from a detached garage and substantial outbuilding, offering excellent potential for storage, hobbies or workshop space.



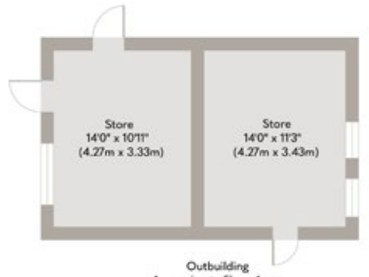








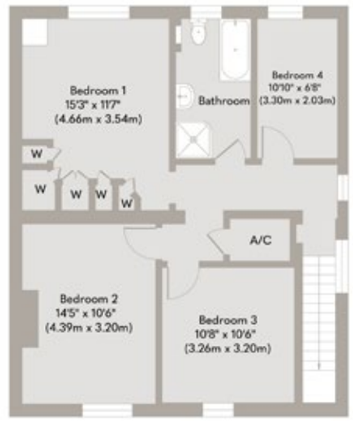
Garage



Outbuilding
Approximate Floor Area
320 sq. ft
(29.73 sq. m)



Ground Floor
Approximate Floor Area
1339 sq. ft
(124.39 sq. m)



First Floor
Approximate Floor Area
750 sq. ft
(69.64 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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The garden is beautiful, with several sun traps and views over fields to the church. There's such a sense of space and peace.



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Swannington

A PEACEFUL NORFOLK HAMLET

Nestled in the heart of Norfolk's countryside, Swannington is a charming village that epitomises peaceful rural living just a short drive from city conveniences. Situated around 8–9 miles north-west of Norwich, this small community is framed by farmland and ancient footpaths, offering a quiet yet connected lifestyle for those drawn to slow-paced living and open skies.

At its heart stands St. Margaret's Church, a heritage building with architectural features spanning centuries - from stained-glass windows to a storied roof - welcoming visitors year-round. Swannington's tranquil green, adorned with a traditional village pump and stream, provides a focal point for local life and the backdrop for events such as biennial open-gardens days, where residents share their horticultural pride with visitors.

The village itself has limited everyday amenities, fostering a true sense of countryside community; there's a farm butchery, a garden centre/nursery, and a children's play area, with additional services and shops accessible in nearby towns such as Reepham and Aylsham.

Outdoor enthusiasts will feel at home here. Footpaths lace the surrounding fields, woodland and open spaces, connecting with Marriott's Way, a much-loved long-distance walking and cycling route that threads through Norfolk's scenic landscapes. For those who enjoy rambling or cycling, the countryside offers endless discovery and a refreshing escape from busier urban centres.









Note from the Vendor



"Living here has made us appreciate nature more - we are surrounded by deer, birds and squirrels..."

SERVICES CONNECTED

Mains electricity and water. Drainage to private treatment plant. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0320-2959-6080-2279-8915

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: /// suits.custodial.decimal

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SOWERBYS

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