



THE STORY OF

# 1 Bell Farm

*Boughton, Norfolk*



SOWERBYS



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# 1 Bell Farm

Oxborough Road, Boughton, Norfolk  
PE33 9EG

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- Four Generous Double Bedrooms
  - Two En-Suites plus Family Bathroom
  - Sitting Room with Log Burner
  - Versatile Second Reception Room
  - Open-Plan Kitchen/Dining Room with Island
  - Integrated Bosch Appliances
  - Utility Room and Separate Home Office
  - Double Garage with Electric Doors
  - South-Facing Walled Garden  
with Outside Shower
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There is something deeply reassuring about symmetry; about proportion; about a house that feels as though it was designed not simply to be lived in, but to be enjoyed.

One of just five individually designed homes, this elegant mock Georgian residence carries an air of quiet grandeur, its balanced façade and high ceilings lending a sense of permanence and poise from the very first moment. Owned and thoughtfully enhanced since 2021, the house has evolved into a home that feels both generous and wonderfully practical - spacious, warm and entirely comfortable.

Step through the front door and the tone is set immediately. A broad entrance hall unfolds around a central oak staircase, light drifting in and drawing you further inside. To one side, the sitting room offers the kind of atmosphere that invites you to pause. The feature fireplace with its log burner forms a natural focal point - a place for winter evenings when the fire is lit, the doors closed against the cold, and the room glows with warmth. French doors open onto the garden in the warmer months, allowing the seasons to shape the way the space is enjoyed. Across the hall, a second reception room offers flexibility in the truest sense - equally suited as a more intimate snug, a formal dining room for candlelit suppers, a playroom or an additional study. It is a home that adapts as life changes.



At the rear, the kitchen and dining room create a sociable focal point to the house. Centred around an island and well-appointed with integrated Bosch appliances, it is a space designed for gathering - morning coffee before school runs, long lunches with friends, or doors thrown open to the south-facing garden during summer evenings. French doors blur the boundary between inside and out, inviting the garden to become part of daily life.



Our favourite spot is the sitting room - the log-burner is great on those cold winter nights.





A particularly transformative addition by the current owners has been the reimagining of the garaging. By extending the property to the rear, they have retained an impressive double garage with electric doors, while creating a utility room and office, entirely reshaping the day-to-day rhythm of the home. The dual-access boot room serves as a true country entrance - a place for coats, dogs, muddy boots and sandy shoes after coastal walks. Practicality, without compromise.

Upstairs, four generous bedrooms are arranged around a spacious central landing. Two enjoy their own en-suite shower rooms, while the others are served by a bathroom with bath and separate shower. The sense of proportion found downstairs continues here, with high ceilings and balanced rooms enhancing the feeling of space.

The south-facing garden is predominantly laid to lawn and enclosed largely by brick walling, giving a reassuring sense of enclosure while remaining open to sunlight throughout the day. An outside shower proves its worth after beach days on the North Norfolk coast or afternoons exploring the surrounding countryside, while a timber outbuilding with power offers exciting potential - a hobby room, workshop, games room or creative studio. There is ample off-road parking, and the surrounding area offers that rare balance of connectivity and calm. Norwich and Cambridge are each reachable in around an hour, the coast in less, and Thetford Forest nearby for weekends outdoors. Downham Market provides excellent day-to-day amenities and a mainline rail link to London King's Cross, placing wider horizons comfortably within grasp.

Life here is defined by space - both inside and out. By warmth in winter, doors open in summer, and the quiet reassurance of a home designed with proportion and practicality in mind. It is a house that has offered its current owners room to breathe, and one that stands ready to do the same again.



We've loved having more space and a quiet environment.





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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# Boughton

AWARD-WINNING VILLAGE NEAR  
HISTORIC KING'S LYNN



Boughton is an attractive West Norfolk village offering peaceful country living with excellent access to nearby market towns. Positioned 5 miles from Downham Market, 9 miles from Swaffham, and around 18 miles from King's Lynn, it enjoys a wonderfully connected rural setting while retaining its quiet village charm.

At the centre of the village is the much-loved Boughton Green, a beautiful open space with a spring-fed pond, walking routes and plenty of room for picnics, wildlife watching and community events. The village also benefits from its close-knit feel, an active parish community, and easy links to everyday amenities in neighbouring towns.

Downham Market provides supermarkets, cafés, independent shops, a weekly market and a direct rail service to Cambridge and London King's Cross, while nearby Stoke Ferry and Wreham offer local essentials including a village shop, farm shop, pub and community hubs.

Surrounded by rolling farmland, peaceful lanes and big Norfolk skies, Boughton offers a calm, outdoors-led lifestyle with the convenience of larger centres just a short drive away, ideal for those who want rural tranquillity without losing practical connections.



## Note from the Vendor



The Forum and the Church of St Peter Mancroft, Norwich

“...only an hour from Norwich - for heritage and great shopping.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating and log-burner, with underfloor heating to the majority of the ground floor living accommodation.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref:- 8973-7639-4730-8927-1926

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: ///stems.scuba.essay

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# SOWERBYS

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