

THE STORY OF

Toad Hall

Beetley, Norfolk

SOWERBYS



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Toad Hall

Beetley, Norfolk
NR20 4DG

Offered with No Onward Chain

Set on Just Over 1/2 Acre Plot (STMS)

Conveniently Located for Dereham and Fakenham Town Centres

Four Double Bedrooms

Versatile Accommodation Over Two Floors

Single Garage, Off Road Parking and Solar Panels

Character Features Throughout

Potential to Update and Modernise

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Offered to the market with no onward chain, Toad Hall presents an excellent opportunity to acquire a characterful four-bedroom barn conversion, occupying a generous plot extending to just over half an acre in the Norfolk village of Beetley.

Combining the appeal of traditional barn conversion features with versatile accommodation arranged over two floors, this property offers an exciting opportunity for purchasers seeking space, character and the potential to create a home tailored to their own tastes and requirements.

Internally, the accommodation offers four double bedrooms, making Toad Hall well suited to a range of purchasers, including families, those requiring dedicated home working space or buyers looking for flexible accommodation to accommodate visiting family and guests. Arranged over two floors, the layout provides versatility and the opportunity to adapt the space to suit changing needs over time.

"Filled with love, laughter and life, Toad Hall has always been much more than a house – it has been a place to belong."

Throughout the property, character features reflect its origins as a barn conversion, providing an appealing foundation for those who appreciate properties with individuality and traditional features. There is also clear potential for updating and modernisation, allowing the next owners to consider improvements and put their own stamp on the property, whilst retaining the character that makes Toad Hall distinctive.

























Toad Hall has been at the heart of so many family occasions, bringing generations together for more than three decades.





One of the property's key attractions is its substantial plot, providing a good degree of outside space and scope for a variety of lifestyle needs. Whether enjoying the garden as it is, considering future landscaping or simply making the most of the additional space, the grounds offer considerable appeal. The property is further complemented by a single garage and off-road parking, together with solar panels which provide an additional practical feature.

Situated in Beetley, the property is conveniently positioned for access to the nearby town centres of Dereham and Fakenham, both of which offer a range of everyday amenities, shopping facilities and services. The village setting provides an attractive alternative to town-centre living, whilst maintaining convenient access to the wider surrounding area.





First Floor
Approximate Floor Area
890 sq. ft
(82.64 sq. m)



Ground Floor
Approximate Floor Area
1596 sq. ft
(148.24 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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Beetley

WHERE CHARMING COUNTRYSIDE MEETS COMMUNITY SPIRIT."

Beetley is a welcoming village in the heart of mid Norfolk, positioned 4 miles north of Dereham, 8 miles south of Fakenham, and around 20 miles west of Norwich. It offers an appealing blend of rural calm, community spirit and convenient access to nearby market towns.

At the centre of the village is Beetley Primary School, a well-regarded setting that anchors family life locally. The village hall hosts clubs, fitness groups and social events throughout the year, while Beetley Meadows and the surrounding woodland provide generous green space for walking, dog-walking and relaxed outdoor time. A local pub in nearby Old Beetley adds to the area's friendly, lived-in feel.

For everyday shopping, dining and services, Dereham is only a short drive away, offering supermarkets, cafés, independent shops, leisure facilities, a cinema and a thriving weekly market. Fakenham and the north Norfolk countryside expand leisure options further, with race days, nature reserves and access to the wider coast.

Beetley's network of quiet lanes, fields and woodland creates a natural backdrop for walking and cycling, while its central location makes it easy to explore the wider county. The result is a lifestyle shaped by community warmth, outdoor living and convenient links to town and city, ideal for families, commuters and anyone seeking a well-connected rural village.









Note from the Vendor



"It is a home that has been loved, lived in and enjoyed, with countless happy memories made along the way."

SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 8673-7529-4010-5983-2996

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: ///canoe.waxes.jousting

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SOWERBYS

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