



Great Danes

Beachamwell, Norfolk



SOWERBYS



Great Danes

Beachamwell, Norfolk
PE37 8bG



Victorian Former Public House

Licensed Guest House Business

Flexible Residential/Commercial Use

Separate Two-Bedroom Annexe

Views Over Village Green and Church

Open Field Views to Rear

Six Bedroom Main House

Commercial Kitchen Facilities

Large Gravel Parking Area

Mature Gardens and Garage/Outbuilding

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THE PROPERTY

The Great Danes has long been part of the fabric of village life in Beachamwell. Overlooking the green and church at the front, with open countryside stretching away behind, it is a home that captures the quiet beauty of rural Norfolk whilst offering an extraordinary amount of flexibility for modern living. Believed to date back to the Victorian era and formerly known as both The Hole in the Wall and The Coopers Arms, the property has evolved thoughtfully over the years. Since 2001, the current owners have carefully expanded and adapted the house; extending the accommodation in 2005 to create the substantial home seen today, refurbishing the former forge to support the guest house business, and enhancing the grounds with mature hedging, a large garage and generous parking. Their enjoyment of the property has always centred around lifestyle as much as business, creating a home that feels welcoming, sociable and deeply connected to its surroundings.



Today, The Great Danes presents a rare opportunity to acquire a home that can adapt entirely to its next chapter. Currently operating as a licensed guest house with a blend of commercial and residential accommodation, it offers scope to continue and reinvigorate the hospitality business, perhaps retaining the separate two-bedroom annexe as an income stream, or alternatively reimagining the property as an expansive private residence for multi-generational living, subject to any relevant permissions.

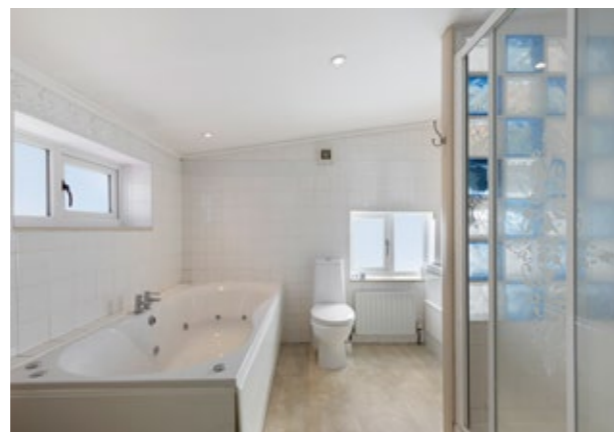
The atmosphere here is one of calm and space. The conservatory, flooded with natural light and positioned perfectly to enjoy uninterrupted views across the rear gardens and neighbouring fields, has become a favourite place to pause and take in the changing Norfolk landscape. Upstairs, the front-facing bedrooms enjoy equally charming outlooks across the village green and church, reinforcing the sense of being part of a traditional countryside community.

The accommodation itself is both extensive and versatile, with a generous arrangement of bedrooms, many with en suites, alongside a variety of reception areas that lend themselves equally well to family life, entertaining or guest accommodation. Character and practicality sit comfortably together here. The bar area creates a wonderfully sociable focal point full of warmth and personality, while the commercial kitchen provides excellent infrastructure for hospitality use already in place. Throughout the house there is a feeling of comfort and familiarity; spacious rooms, evolving views and a layout that can flex naturally around changing needs.

Outside, the gardens offer privacy and openness in equal measure. Mature planting softens the boundaries, while beyond the rear garden the views open out across fields and big Norfolk skies. The substantial gravel parking area easily accommodates residents and visitors alike, complemented by a large outbuilding and garage to the rear.

Life in Beachamwell revolves around the outdoors and the surrounding countryside. There are endless opportunities for walking directly from the doorstep, with open fields, footpaths and quiet lanes ideal for dog walks and slower weekends. Nearby Oxburgh Hall and Castle Acre remain favourite destinations for exploring, offering the sort of landscape and heritage that define this part of Norfolk.

Described by the owners as “pretty, peaceful and full of character”, The Great Danes is ultimately a home that offers far more than simply square footage or business potential. It is a property that has evolved alongside its owners for over two decades; somewhere that combines village life, countryside views, hospitality and flexibility in a way that feels genuinely special.





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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Beachamwell

A HIDDEN GEM IN NORFOLK'S COUNTRYSIDE



Beachamwell is a welcoming Norfolk village in the Brecks, offering a relaxed country lifestyle with easy access to market towns and transport links. The village lies 5 miles south-west of Swaffham, 10 miles east of Downham Market, and around 30 miles west of Norwich, providing both rural tranquillity and practical connections.

Village life centres on St Mary's Church, the Village Hall and Green, which host seasonal events and community gatherings. Local pubs including The Great Danes Country Inn and The Bedingfield Arms provide social hubs, while Swaffham and Downham Market offer supermarkets, cafés, markets and additional amenities.

The surrounding countryside invites walking, cycling and outdoor pursuits across heath, woodland and quiet lanes, with the Brecks' open landscapes on the doorstep. Beachamwell combines historic character, community spirit and countryside living, making it ideal for families, nature enthusiasts and anyone seeking a fulfilling village lifestyle with convenient access to town and city.

Note from Sowerbys



“Moving here gave us more countryside views and access to great dog walking routes, with plenty of open fields and footpaths to explore.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

B. Ref:- 3781-3067-8974-0475-7772

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: ///counts.focus.hindered

AGENT'S NOTE

A public footpath intersects a section of the gravel driveway. The property also benefits from photovoltaic solar panels. The council tax band of 'A' applies to the residential element of the property, with the remainder subject to commercial business rates.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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