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THE STORY OF

The Beeches

North Elmham, Norfolk

SOWERBYS



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The Beeches

County School, North Elmham, Dereham
Norfolk, NR20 5LE

Architect-Designed Contemporary Home

Approximately 3 Acres (STMS)
of Gardens and Woodland

Self-Contained Annexe

Exceptional Open-Plan Living Spaces

Stunning Countryside Views

Private Driveway and Generous Parking

Beautifully Landscaped Grounds

Ideal for Multi-Generational Living

Desirable North Elmham Location

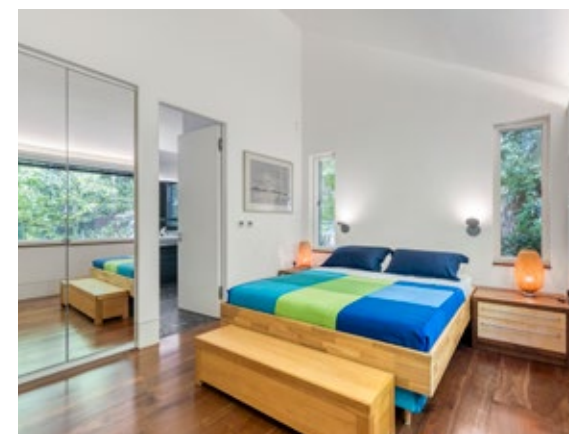
A Truly Unique Lifestyle Property

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Hidden away within approximately 3 acres (STMS) of beautifully established gardens and private woodland, The Beeches is a remarkable architect-designed home that effortlessly combines striking contemporary design with an exceptional connection to its natural surroundings.

Approached via a sweeping driveway, the property immediately creates a sense of arrival. The architecture is both bold and timeless, with expansive glazing framing uninterrupted views across the gardens, flooding the interiors with natural light and blurring the boundaries between inside and out. Every room has been thoughtfully positioned to make the most of its tranquil setting, creating a home that feels calm, private and immersed in nature.

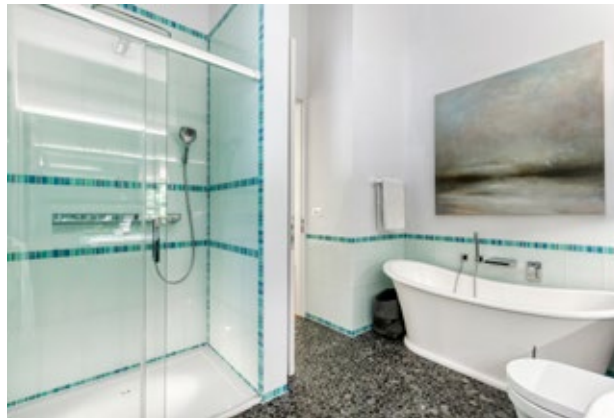
The principal accommodation has been designed with modern family living in mind, offering generous open-plan spaces alongside quieter, more intimate rooms. High ceilings, carefully selected materials and elegant architectural detailing combine to create interiors that are both sophisticated and welcoming.

Outside, the grounds are simply exceptional. Extending to approximately three acres, they comprise sweeping lawns, mature specimen trees, woodland walks and secluded seating areas that change beautifully with the seasons. The gardens provide complete privacy and an idyllic backdrop for family life, while the surrounding woodland creates a haven for wildlife and a wonderful sense of escape, all within easy reach of village amenities.

Complementing the main residence is a substantial self-contained annexe, providing highly versatile accommodation. Ideal for multi-generational living, visiting family, independent teenagers, guest accommodation or those seeking to work from home, the annexe offers flexibility rarely found in properties of this calibre.

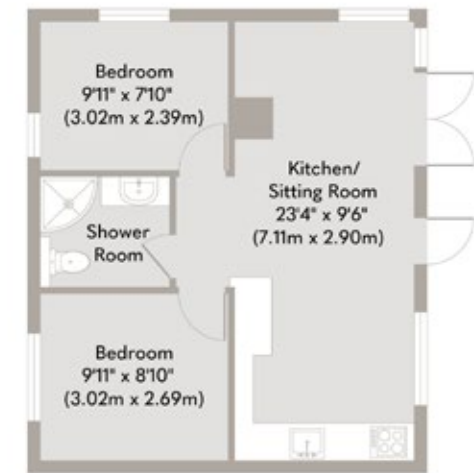
Located in the desirable village of North Elmham, the home enjoys the perfect balance of rural tranquillity and convenience.

The Beeches an represents exceptionally rare opportunity to acquire a truly individual home where contemporary design, natural beauty and versatile living come together in perfect harmony.





Annexe



Annexe
Approximate Floor Area
458 sq. ft
(42.50 sq. m)



Ground Floor
Approximate Floor Area
1566 sq. ft
(145.52 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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North Elmham

A HISTORIC VILLAGE WITH MODERN CONVENIENCE

North Elmham is a delightful and historically rich village in central Norfolk, offering a perfect mix of rural charm, community spirit, and convenient access to nearby towns and cities. Steeped in history, the village was once the site of the Anglo-Saxon cathedral for East Anglia, and today, the fascinating ruins of North Elmham Chapel, managed by English Heritage, stand as a reminder of its past.

The village enjoys a thriving community with excellent local amenities, including a well-stocked village shop, a post office, a doctor's surgery, and a highly regarded primary school. The popular King's Head pub offers a welcoming atmosphere with hearty meals, while a local tearoom provides a cosy spot for coffee and cake. For those who enjoy the outdoors, North Elmham is surrounded by beautiful countryside, with scenic walking trails along the River Wensum and access to the renowned Norfolk countryside.

Despite its peaceful setting, North Elmham is well-connected, with the nearby market town of Dereham just a 10-minute drive away, offering a wider range of shops, supermarkets, and leisure facilities. Fakenham, known for its racecourse and bustling markets, is also within easy reach. For those commuting or seeking cultural attractions, the historic city of Norwich is around 40 minutes away, providing excellent shopping, dining, and transport links, including direct trains to London.

With its rich history, welcoming community, and idyllic surroundings, North Elmham offers a wonderful balance of village life with convenient access to the wider region, making it a highly desirable place to call home.



Note from Sowerbys



“Contemporary design immersed in nature.”



SERVICES CONNECTED

Water via boreholes. Mains electricity. Drainage via septic tank.
Heating via air source heat pump and wood burner.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0520-3063-9303-2776-2204.

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: ///blows.shapeless.sitting

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SOWERBYS

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