



THE STORY OF

# 1 Beech Farm Cottages

*Little Dunham, Norfolk*

SOWERBYS





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# 1 Beech Farm Cottages

Barrows Hole Lane, Little Dunham, Norfolk  
PE32 2DP

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Quiet Rural Lane in the Heart of Little Dunham

Surrounded by Open Norfolk Countryside

Peaceful Village Setting with a  
Strong Sense of Community

Ideal for Those Seeking a Slower Pace of Life

Beautiful Walking Routes on the Doorstep

Easy Access to Dereham and Norwich

Well Connected Yet Feeling Wonderfully Secluded

Close to Local Farm Shops and Countryside Pubs

A Location that Offers Space, Calm and Privacy  
and Reflects Classic Norfolk Village Living

Outbuilding Studio Space Offering a  
Multitude of Lifestyle Opportunities

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**SOWERBYS DEREHAM OFFICE**

01362 693591

dereham@sowerbys.com





Set along a quiet rural lane in the heart of the Norfolk countryside, 1 Beech Farm Cottages offers a charming and unspoilt village lifestyle in the highly regarded setting of Little Dunham.

Surrounded by open farmland and gentle countryside, Barrows Hole Lane is a peaceful location where life moves at a more relaxed pace. The area is known for its sense of community, scenic walks and wide skies, making it ideal for those seeking space, calm and a strong connection to the outdoors.

Little Dunham sits within easy reach of the market towns of Dereham and King's Lynn, and the cathedral city of Norwich, providing a balance between rural living and everyday convenience. Whether it's local farm shops, countryside pubs or access to wider road links, the location offers a lifestyle that feels both secluded and well connected.

The cottage itself fits naturally into its surroundings, offering a home that feels welcoming and lived in, with character that reflects its rural setting. It's a place where mornings begin quietly, evenings are unhurried, and the countryside becomes part of everyday life. An outbuilding studio space offers further opportunity to create a fulfilling rural lifestyle.

For those looking to embrace village living with Norfolk's landscape on their doorstep, 1 Beech Farm Cottages offers an opportunity to settle into an environment that feels timeless, peaceful and authentically local.



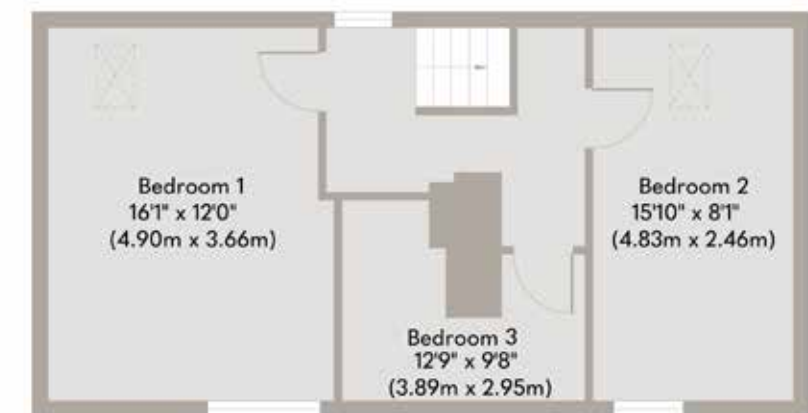








Ground Floor  
Approximate Floor Area  
901 sq. ft  
(83.70 sq. m)



First Floor  
Approximate Floor Area  
490 sq. ft  
(45.52 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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# Little Dunham

THE CALM AND FRIENDLY RHYTHM  
OF A NORFOLK VILLAGE

A small village, Little Dunham is within the catchment area for Litcham High School and is situated just north east of the market town of Swaffham. The village has a church and the nearest primary school is in the neighbouring village of Great Dunham.

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'. The town also boasts a museum which focuses on many different and impressive parts of local history. It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



*Note from Sowerbys*



“... a peaceful location where life moves at a more relaxed pace.”



## SERVICES CONNECTED

Mains electricity, water, and drainage.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///washing.lunging.pheasants

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# SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

