



Woodpeckers
Station Road | Little Dunham | Norfolk | PE32 2DJ

WOODED RETREAT



Tucked away down Station Road and set apart in its own wooded grounds, this wonderful single-storey home sits within almost an acre of garden alive with deer, owls and the woodpeckers that share its name. Far-reaching farmland views open up on every side, and beyond the bungalow stand two income-producing holiday lets, a converted annexe and a bespoke shepherd's hut, so the property is at once a home, a lifestyle and a ready-made business.



KEY FEATURES

- A Detached Single-Storey Home in Wooded Gardens and Grounds with Far-Reaching Views over Neighbouring Farmland
- Four Bedrooms and a Refurbished Walk-In Shower Room
- Wren Kitchen with French Doors to the Garde, Separate Utility Room & WC
- Living Room with Cassette Wood Burner and a Dining Room
- Self-Contained One-Bedroom Annexe (Squirrels Drey) and Bespoke Shepherd's Hut (Hugatree) both Generating Holiday Income
- Double Garage, Further Garage and Workshop
- Ample Off-Road Parking, Gated Driveway & EV Charging Point
- The Grounds extend to around 0.83 acres (stms)
- Total Accommodation extends to 3,378 Sq.Ft.
- Energy Rating: D

Peace, privacy and a garden that feels more like parkland would be attractive enough on their own; here they come with a ready-made letting income and room for more than one household if multigenerational use is a requirement. Whether both holiday lets are kept working, turned over to family or simply enjoyed as extra space, this property is an exceptional opportunity for anyone drawn to country life with something more.

Chosen With Purpose

"We wanted a bungalow with either an annexe or outbuilding that could be converted into a holiday let," the owners said when asked what first drew them to the property. Having relocated to Norfolk 9 years ago, they found Woodpeckers offered exactly that: a double garage with a bedroom already installed in its loft, ripe for conversion. Earlier particulars record that the bungalow was built in 1996 to a design based on the award-winning Burgh House from the 1954 Ideal Home Exhibition. It stands in approximately 0.83 acres in Little Dunham, a quiet village whose Station Road recalls the long-closed railway that once ran between Swaffham and Dereham.

Room By Room

The approach is announced by a striking stone-built chimney, rising from ground level by the side of the porch entrance to create a distinctive entrance. Inside, an L-shaped hall connects every room. To the front corner sits the dual-aspect living room, warmed by a newly fitted cassette wood burner and looking directly over the garden. Behind it lies the remodelled Wren kitchen and breakfast room, with French doors to the terrace. A utility room leads off from the kitchen and a bright dining room is close by. The four bedrooms occupy the eastern side, with a refurbished walk-in shower room serving the bedrooms.

Squirrels Drey - The Annexe

Squirrels Drey, the self-contained annexe, was created from the original detached double garage to the side of the house. Half of that space is now an open-plan kitchen and living room of around 26ft by 11ft, fitted with a modern kitchen and its own wood burner, while a corner staircase climbs to a first-floor landing with useful storage, a family bathroom and a large bedroom. It has its own private terrace and allocated parking, and currently earns an income as a holiday let.





KEY FEATURES

Hugatree – The Shepherd's Hut

Hugatree, a bespoke shepherd's hut, was commissioned a year later and tucked into its own corner of the garden among the oak trees. Compact but complete, it offers an open-plan utility, kitchen and living space leading through to a shower room and separate W.C., together with its own garden and parking. The owners let it during the warmer months.

Improvements & Refinements

The owners have reshaped Woodpeckers over their time there. Converting half the garage produced the Squirrels Drey annexe, and twelve months later the bespoke Hugatree shepherd's hut was built as a second let. Within the bungalow, the bathroom was stripped and refurbished to include a low-level walk-in shower, and the walls were refitted with wall boarding throughout. The kitchen was gutted and remodelled with a Wren kitchen and its integrated units, a utility room was added in the adjoining room, and new downlighters and French doors opening to the rear garden, in the owners' words, "completed this great airy and light filled space."

So Much To Offer

What sets the property apart, the owners feel, is its seclusion. "Woodpeckers stands alone between Little Dunham and Great Dunham, making it very private," they said, and yet it is only around three miles from Litcham or Necton. They see it as versatile, "with the main areas already refurbished but with huge potential to do more." It suits a country lifestyle with the bonus of a letting income, though there is flexibility too: Squirrels Drey would make excellent accommodation for a family member wishing to live separately, they suggested, leaving "pretty Hugatree to be enjoyed as a summerhouse."

The Outside

The grounds are the heart of Woodpeckers. "Almost an acre of land with 13 oak trees, silver birches, apple and cherry trees plus many varieties of bushes and flowers," the owners said, describing how it gives the impression of "a park rather than a house garden." And they also cherish the corner by the shepherd's hut which becomes "like a small wild meadow in springtime." Wildlife is constant, from deer, hares, rabbits and squirrels to finches, woodpeckers, pheasants, robins and tits, the occasional owl and, after dark, bats overhead. "There is always something to see when sitting in the garden or dining on the patio," the owners added. The main garage connects through to a smaller one big enough for a saloon car, while a further outbuilding with a double-up and over door, currently used for logs, could house a small car. The property is approached through a five-bar gated entrance onto a driveway with ample off-road parking and turning space.





































INFORMATION



On The Doorstep

Little Dunham is a peaceful rural village in Norfolk's Breckland district, with a parish church and a village hall. Day-to-day life draws on the surrounding villages with some nice pubs and restaurants along with the village hall close by in Great Dunham, which hosts various activities, a monthly pop-up pub and occasional musical events. Both Litcham and Necton have doctors' surgeries. Great Dunham has a popular primary school, while Litcham, a few miles north, is home to Litcham School, an all-through school for ages 4 to 16 rated Good by Ofsted, alongside local shops, a health centre and a post office. The village sits midway between the market towns of Swaffham, Dereham and Fakenham, each offering supermarkets, independent shops, cafes, pubs and healthcare, while the cathedral city of Norwich lies to the east.

How Far Is It To?

Everyday amenities are close at hand in the neighbouring villages, with the market town of Swaffham 6 miles distant featuring a full range of shops and services including Waitrose, Tesco and Asda amongst others. Dereham lies about 9 miles away and Fakenham around 11 miles, while the cathedral city of Norwich is roughly 26 miles to the east, close to 50 minutes by road, with mainline trains running to London Liverpool Street in approximately 1 hour 50 minutes. For rail towards Cambridge and London King's Cross, both King's Lynn and Downham Market are around 21 miles away. The celebrated North Norfolk coast, with its wide sandy beaches and nature reserves, is around 27 miles to the north.

Directions

From Fakenham, head south on the A1065 signposted to Swaffham. After 9 miles, turn left onto the B1145 signposted to Litcham and Bawdeswell, head into Litcham and take a right turn through Litcham Common (with wild ponies) straight through Great Dunham and Woodpeckers is the second property on the right as identified by a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil-Fired Central Heating, Wood Burners, LPG to Hob, Mains Water, Mains Electricity, Private Drainage (Treatment Plant Serving All Three Units), EV Charging Point Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band: D
Freehold

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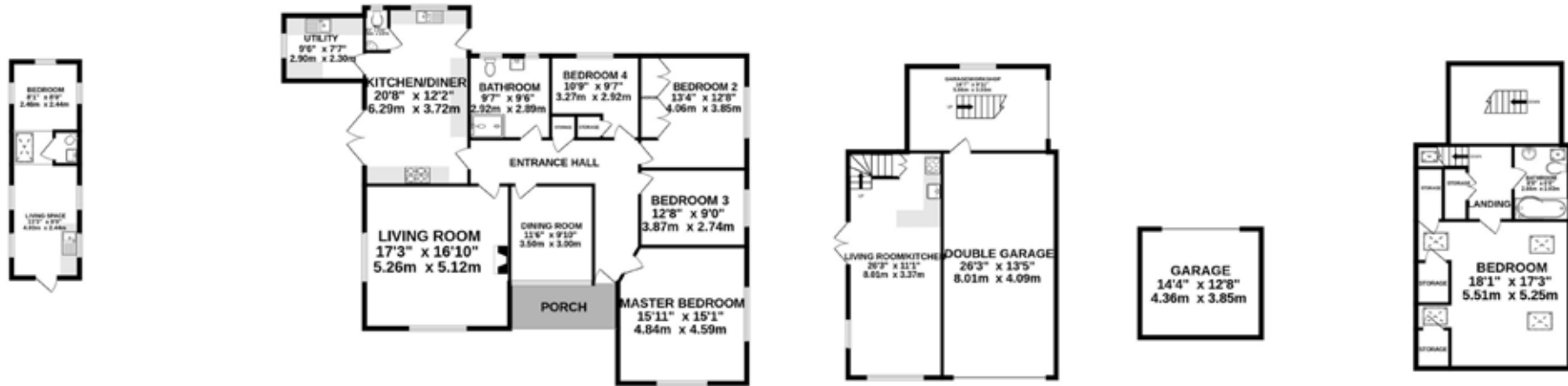
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SHERPARD HUT
201 sq.ft. (20.7 sq.m.) approx.

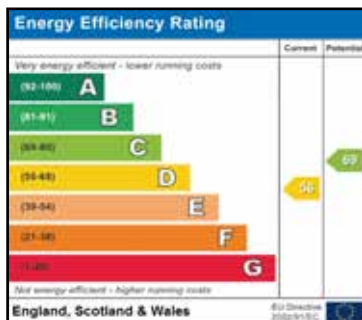
GROUND FLOOR
2561 sq.ft. (239.8 sq.m.) approx.

1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 3378 sq.ft. (313.8 sq.m.) approx.

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