



THE STORY OF

# Beech House

*Barnham Broom, Norfolk*

SOWERBYS

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# Beech House

Honingham Road, Barnham Broom,  
Norfolk, NR9 4DB

Detached Family Home, within a Popular Norfolk Village

Three Reception Rooms and Five Bedrooms

Accommodation Extending to Approx. 1,635 Sq. Ft.

Well-Appointed Kitchen, Open Plan to the  
Dining Room and Separate Utility

Downstairs Shower Room, Upstairs  
Bathroom and an En-Suite

Enclosed Garden with Off Road Parking

Access to the A11 and Norwich City Centre

Amenities and School within Walking Distance

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“We love being so close to nature and the wide open spaces.”

Residing within the centre of the charming Norfolk village of Barnham Broom, this detached family home enjoys the comforts of village life, including a local shop and friendly pub just a stone's throw way. A popular primary school and a spa / country golf Club are also nearby. Furthermore, there is direct access to Norwich city centre, yet the village is surrounded by beautiful countryside including Barnham Broom Fen, perfect for exploring and seeing an

array of different wildlife.

Beech House is believed to have once been the village post office and is older than the properties nearby. The oldest part of the property is constructed of solid brick with later extension underneath a pantile roof. Approached from Honingham Road, the property can either be entered from the roadside, or from Mill Road where off road parking can be found.



The accommodation extends to approximately 1,635 sq. ft., which expands over two floors providing space for the entire family. The living space comprises of three reception rooms, a conservatory, which overlooks the garden, and an open plan kitchen. The sitting room is partly open plan to the dining room and houses a wood-burning stove, ideal for spending time together as a family or cosying up on winter nights. The study/garden room can be used for an array of different uses including a home office or an additional snug for the children. The dining room is ideal for a good size table and benefits from being open plan to the kitchen, allowing a sociable space to host dinner parties.

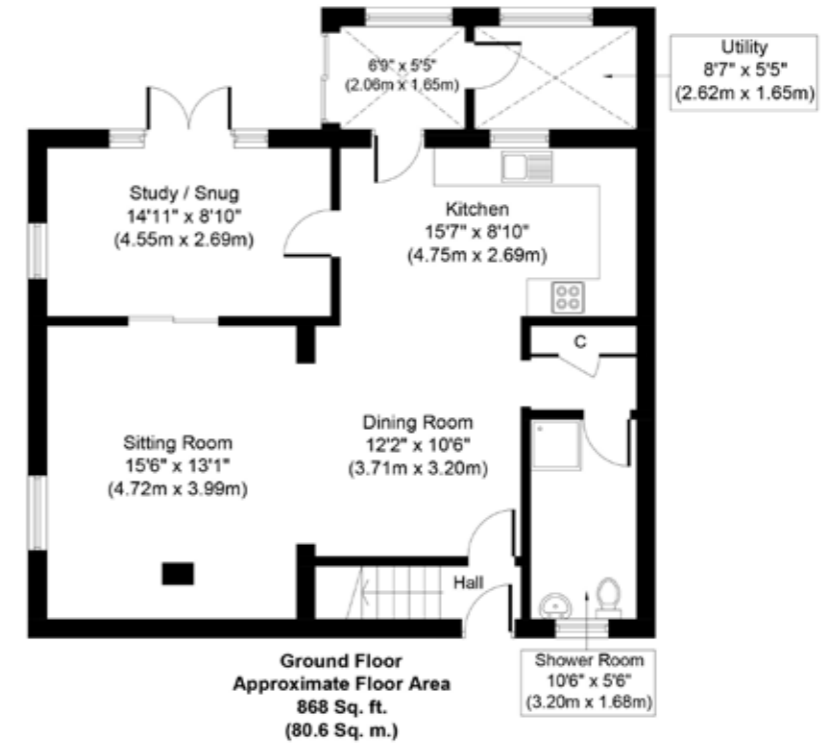
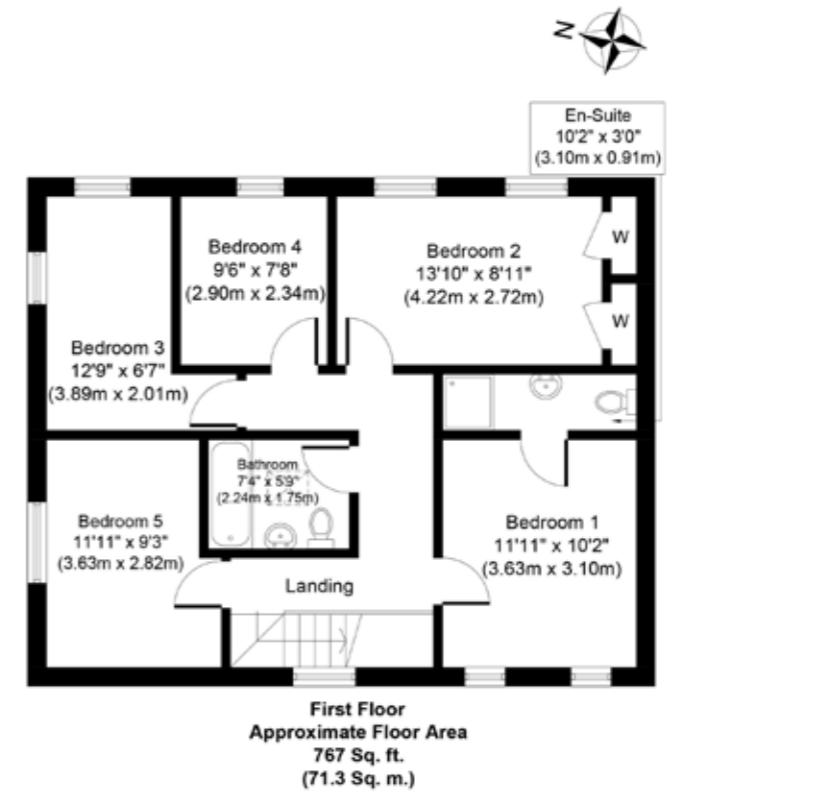
“The garden room is a great place to sit and enjoy a morning cup of tea, study, or watch the wildlife in the garden.”

The well-appointed kitchen offers base units on three sides and the extended wall units along the rear wall provide ample storage. The kitchen is fitted with an electric oven and has space for further appliances. The conservatory leads off from the kitchen and leads into the utility room, where you find space for further appliances. Completing the ground floor is the shower room and an enclosed hallway leading to the first floor.

Upstairs you will find five bedrooms, all of which are well-served by the family bathroom. Four of the bedrooms are good-size doubles, including the principal, which has an en-suite shower room. The fifth bedroom could be used as an additional office if required.

The outside space includes a front, side, and rear garden with a walk way to the other side. To the front, the plot is enclosed by a low-level brick wall. The side garden offers a great place to sit out and enjoy the outside space, with the benefit of established hedging providing privacy from the road. The rear is mainly laid to lawn with a large patio, perfect for entertaining or having BBQs throughout the summer. Furthermore, there is a shingled driveway allowing for ample off road parking, separated by panelled fencing.





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.

ALL THE REASONS



# Barnham Broom

IN NORFOLK  
IS THE PLACE TO CALL HOME



Conveniently located for easy access to the A11 and A47, the village of Barnham Broom offers plenty

of local amenities including a Post Office, local shops, a pub, primary school and the Barnham Broom Hotel Golf and Country Club. A couple of wonderful places to visit here are the Painted Barn Café, located on the edge of the village, and the Goatshed Farm Shop and Café, which is near to Barnham Broom Hotel. Four miles northwest you'll find the popular market town of Wymondham, which offers excellent schools, and 9 miles southwest is the ancient city of Norwich.

Home to writers, radicals and fiercely independent spirits for over a thousand years, today Norwich continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that

continues to inspire people with its unspoilt landscapes, open spaces and big skies. Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



Barnham Broom

“It has been wonderful watching our children grow up in this beautiful, friendly village.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating and wood-burning stove.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 0525-2804-7970-9404-2551

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.

## AGENT'S NOTE

Japanese Knotweed was found growing outside the boundary line, which has since been treated by local authority and has been placed onto an invasive weed schedule which will be checked periodically.

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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