

Black Swan  
Café  
&  
Bar

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BLINDS MAY BE OPENED  
TUESDAY 11.00 AM  
WEDNESDAY 10.00 AM

THE STORY OF

# The Black Swan

*Little Dunham, Norfolk*

SOWERBYS





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THE STORY OF

# The Black Swan

Little Dunham, Norfolk  
PE32 2DG

Three-Bedroom Semi-Detached Property,  
Previously the Local Village Pub

Wealth of Local History

South-Facing Garden

Well-Proportioned Rooms

Parking for Two Cars to the Front

Potential to Create a Five-Bedroom Family  
Home Subject to Relevant Planning

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“Surely many of us have thought about how you could turn the local pub into a dream home, well here’s the chance...”

Many of us have dreamt of converting an old property into our home and certainly a few would have even sat down at the local pub and thought that this would make a great family home - if you did a bit of work to it. The Black Swan in Little Dunham is the opportunity to do just that.

The property currently has change of use secured with some potential drawings to convert the property into a five bedroom semi-detached home.

Prior to our current vendors’ ownership the property was subject to a few restrictions, however these have now been lifted.









As it stands the property is entered through the front door and into the old pub with the bar still in place.

As soon as you step in you can sense that many a tale has been told here, between friends and family alike.

It is a large open planned room with toilets to one side. Behind the bar is what would have been the old kitchen and entrance into the living accommodation which is now one large space divided in to a dining room and sitting room to the front of the property.

Upstairs there are two bedrooms separated by a large landing and a family bathroom.



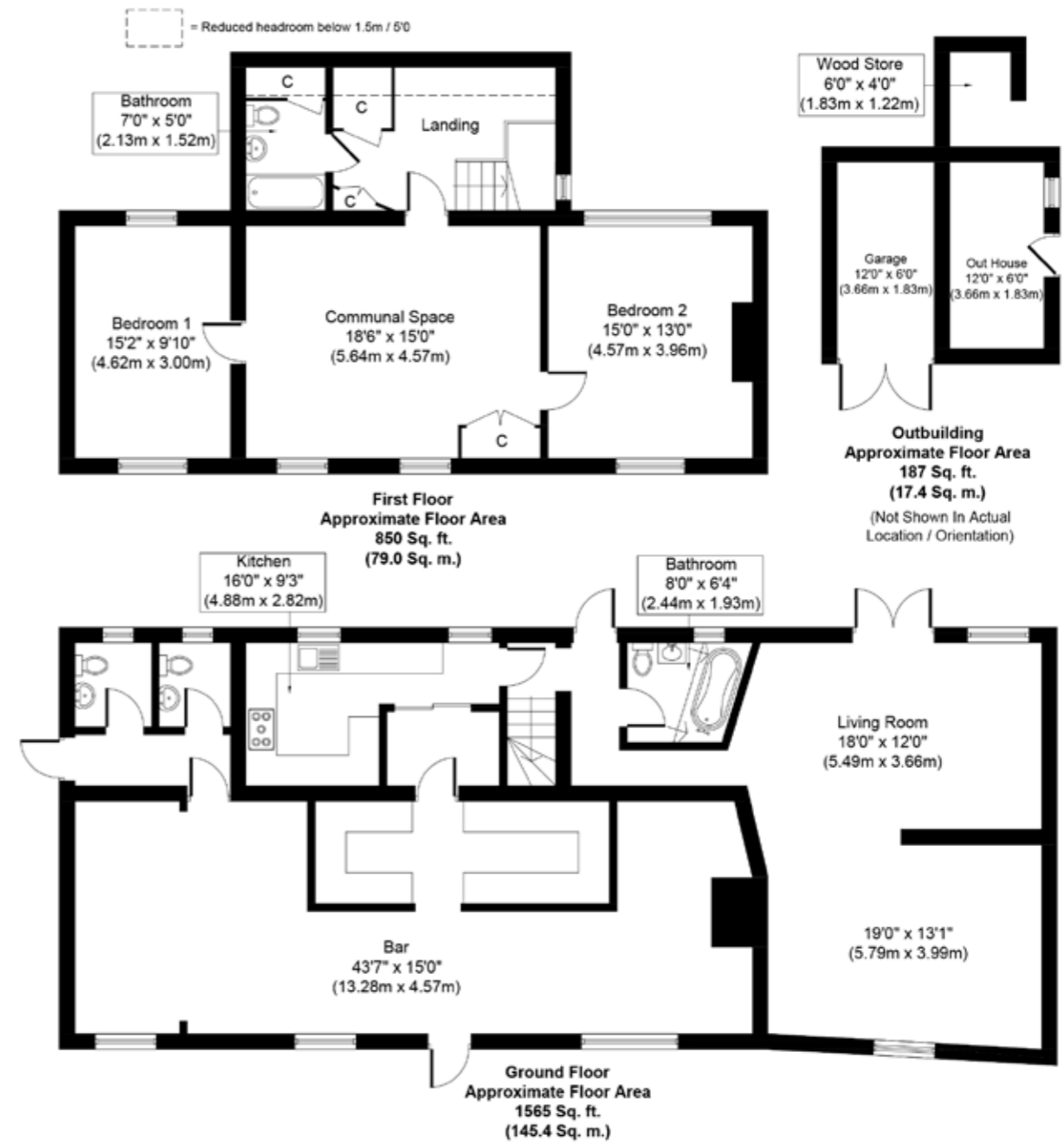


Whilst planning hasn't been granted, the current owners have been in touch with a local architect to discuss the idea that the bar is converted into a large kitchen dining room, the old kitchen is converted in to a utility room and the ground floor living room is left almost untouched - but could be sectioned off to include an office, if one so wishes. Furthermore a ground floor bedroom could be created with the toilet block turned in to a modern en-suite and then upstairs have a large open landing where four bedrooms would be arranged.

Outside, and to the rear, is a good sized south-facing garden with parking for two cars to the front.







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



# Little Dunham

IN NORFOLK  
IS THE PLACE TO CALL HOME



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 town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The village has a church and the nearest primary school is in the neighbouring village of Great Dunham.

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

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

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.

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.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.



## SERVICES CONNECTED

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

## COUNCIL TAX

Band I.

## ENERGY EFFICIENCY RATING

E. Ref:- 1032-4226-0100-0162-7296

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.



# SOWERBYS



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