



Besenel Farm House  
Fincham | Norfolk | PE33 9HQ

# CHARMING CHARACTER HOME



Having been a wonderful home to the current owners for four decades, this property is on the hunt for new residents. With its three bedrooms and two bathrooms, this home is ideal for families or those who simply want enough space to house guests. It's welcoming, charming and full of character. If you ask the current owners to describe the property in three words, they will choose "homely, tranquil and enchanting", and these adjectives reflect how unique this house is.







- Detached Character Farm House
- Set On a Generous Plot of ¼ Acre (STMS) with stunning Field Views
- Three Bedrooms (one with en-suite) & Family Bathroom
- Two Reception Rooms & Conservatory
- Ample Driveway Parking
- Mature & Established Gardens
- Sought After Village Location
- Close To Downham Market with Mainline Train Station
- Total Accommodation extends to 1561sq.ft
- Energy Rating E

#### A Tale to Tell

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#### Friendly and Fun

From the moment you arrive at this property, you will see why the owners have spent close to 40 years there. It is a stunning and charming home, detached and private. Of course, that doesn't mean that the property is cut off or too remote; it's quite the opposite. It's close enough to village life to enjoy everything the area offers, and key amenities are reachable within minutes, including excellent transport links. But, should you want to leave the hustle and bustle behind, the house is in a perfect location.

Set on a generous plot, the property is spacious and roomy. The bedrooms are large whilst still being cosy and comfortable. The bathrooms are modern whilst still in keeping with the home's character and style. In this home, the perfect balance has certainly been found. This is a home that has everything you could need for a comfortable, enjoyable and relaxing life. There is ample driveway parking, so you won't need to think twice about welcoming guests and their vehicles.

#### Attention to Detail

The property's highlight is the conservatory, which provides unbeatable views of the garden and surroundings whatever the weather. There are different views of the garden from various places in the house and seeing the seasons change is a sight to behold. You might even be lucky enough to watch roe deer, hare and many species of birds from here.



The garden also has an orchard, a vegetable plot, and a greenhouse with a prolific grape vine. It is mature and established, full of various foliage for year-round colour. Whether you are a keen gardener or prefer gardens to take care of themselves, the outdoor space of this property won't disappoint. If that's not enough of the great outdoors for you, the property is close to the village nature reserve with a circular walk back through to the village. There is always something nice to look at, whatever the season.

Despite its location in a peaceful and calm area, the property is close to two market towns and boasts direct rail links to London. Downham Market, with its mainline train station, is minutes away. Shouldham Warren and Oxborough Hall are nearby, and historic King's Lynn is just 25 minutes. If you feel like venturing a little further afield, the Norfolk coast can be reached in under an hour.









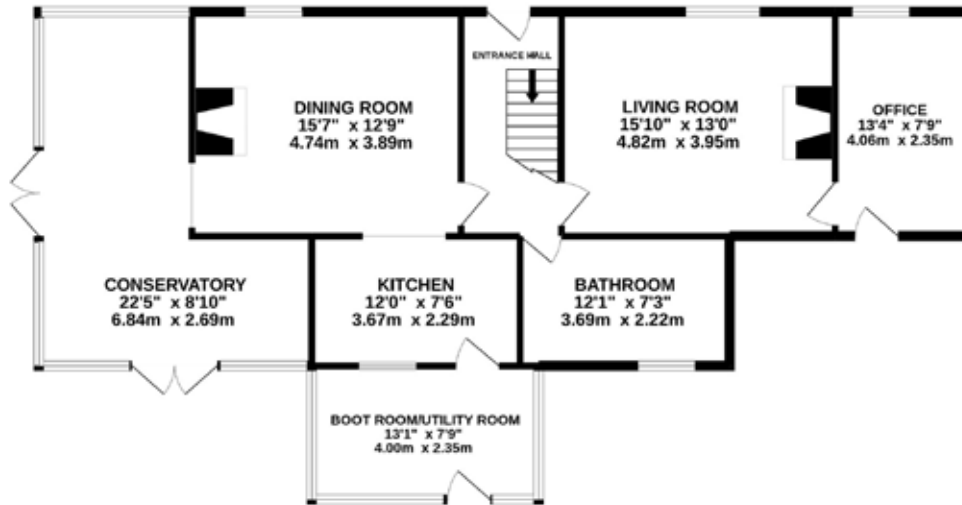








**GROUND FLOOR**  
1072 sq.ft. (99.6 sq.m.) approx.



**1ST FLOOR**  
489 sq.ft. (45.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1561 sq.ft. (145.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep...

Fincham is a small village about six miles east of Downham Market with its direct rail link to London, nine miles west of Swaffham, and twelve miles south of King's Lynn. It has a pub, a restaurant and a church: the traditional country pub, The Swan also serves food, and the church of St. Martin's was built during the Middle Ages and was renovated extensively by the Victorians.

### How Far Is It To?...

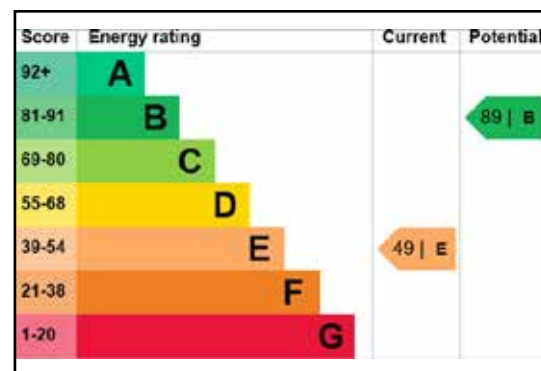
Downham Market is 5 miles to the west of Fincham. It has excellent rail links to Cambridge (35 mins) and London (1 hr 25 mins), a leisure centre, an Academy school and good shopping facilities. The cathedral city of Norwich, with its fine restaurants, shopping malls and cultural events throughout the year, is 37 miles to the east. The North Norfolk coast, an area of outstanding natural beauty, with miles of sandy beaches is some 35 miles away.

### Services and District Council

OFCH, Mains Water & Septic Tank  
 Kings Lynn and West Norfolk Borough Council  
 Council Tax Band D £1995.70 PA

### Tenure

Freehold



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# FINE & COUNTRY

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THE FINE & COUNTRY  
FOUNDATION

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