



THE STORY OF

# The Beeches

*Yaxham, Norfolk*

SOWERBYS



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# The Beeches

Station Road, Yaxham, Norfolk  
NR19 1RD

Wonderful, Detached Period Home, Bursting  
with History and Original Features

Five Double Bedrooms in the Main Home  
with a One Bedroom Annexe to the Rear

A Large Kitchen/Dining Room, Ready  
to Host Events of all Varieties

Four Reception Rooms, all with Their  
Own Unique Personality

Large Walled Garden, Cleverly Divided into  
Areas to Catch the Sun Throughout the Day

Close to Yaxham's Preserved Railway Station

SOWERBYS DEREHAM OFFICE

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“We feel privileged to have been able to take care of this grand old lady, and give her a bright new lease of life.”

Dating back to 1840, The Beeches began its life around the same time as the coming of the railway. Its first recorded owner was the first station master and prosperous grain merchant, Thomas Howlett. His sons, who later took over the business and, in time, the house, remodelled the property during the Victorian era, being heavily influenced by contemporary trends. With no expense spared, the home was adorned with such features as the wonderfully intricate Minton tiled entrance flooring, ornate fireplaces, and beautiful, hand-crafted copper doorknobs, all of which are still on display today.

The sellers, who have been the custodians of this wonderful period family home for the last 13 years, have loved and cherished the property during this time. Whilst nurturing the original features and remaining true to the home’s marvellous history, they have made the property work for their growing family’s modern lifestyle. One such triumph was opening the library from the kitchen, and in doing so, creating a space to escape the hubbub of a busy family home without straying too far from the joy that is abundant in this beautiful property.





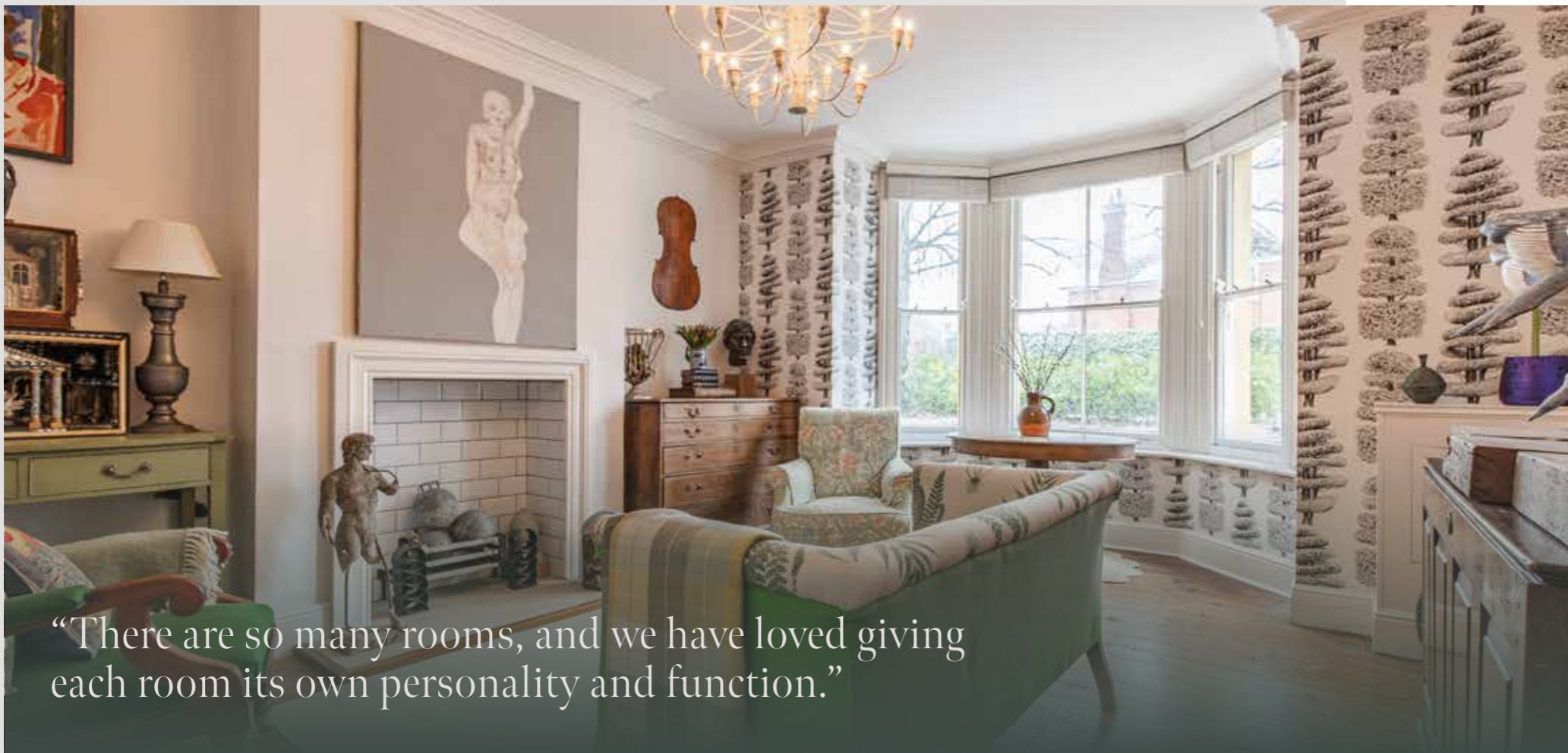


The Beeches has great bones, with its airy rooms, high ceilings and grand Victorian features. It is often hard to choose a favourite space, however, the large and opulent kitchen certainly shouldn't be overlooked – a perfect place for entertaining or cooking up a storm. The room has a large central kitchen island which guests gravitate towards, perhaps to nibble cheese and olives or enjoy a glass or two of red. A large dining table sits comfortably within the room, so the chef never has to miss the conversation while their guests are sitting around the table. The gentle heat from the AGA helps bring a warmth to the room and a magic to the many lovely memories that have been created within these walls.

The ground floor also benefits from two wonderful sitting rooms, each individual in character, and both with a superb bay window, bathing them in natural light. One is more formal, perhaps a quieter space for the adults to relax in. The other is a great place for the family to unwind together after a busy day of exploring the Norfolk countryside, or after taking a steam ride on the conservation line to Wymondham - which drops you off right outside your front door!

And one mustn't forget the beautiful wooden built conservatory to the rear of the property, meaning you can enjoy the garden no matter the weather.

Upstairs there are five double bedrooms, the principal room being incredibly spacious and having sole use of the modern en-suite. The remaining four bedrooms share the spacious family bathroom, with its large shower and dramatic freestanding bathtub.



“There are so many rooms, and we have loved giving each room its own personality and function.”









The large walled garden has brought the sellers much fresh air and happiness during their ownership. They have loved developing lots of different spaces within the garden, creating ‘rooms’ to catch the best of the sunshine and views. There are several al fresco dining and relaxing spaces which the family can move between through the day. Breakfast on the studio terrace, lunch in the pond pavilion and afternoon tea in the dappled shade of the picnic lawn! The magnificent orchard bursts with apples during the summer months, with harvests so plentiful the current owners make and bottle their own apple juice.

Another gem in an already spectacular crown is the annexe, consisting of a living room with small kitchenette, a sun room, and a bedroom upstairs. This space has been incredibly useful as the children have grown and the family’s needs have changed. For a new owner, this area could perhaps be an artist’s studio, or possibly a holiday let, subject to relevant consents.

After playing host to so many memories for our sellers, The Beeches is ready to welcome in its next custodian to begin a new chapter in its story.



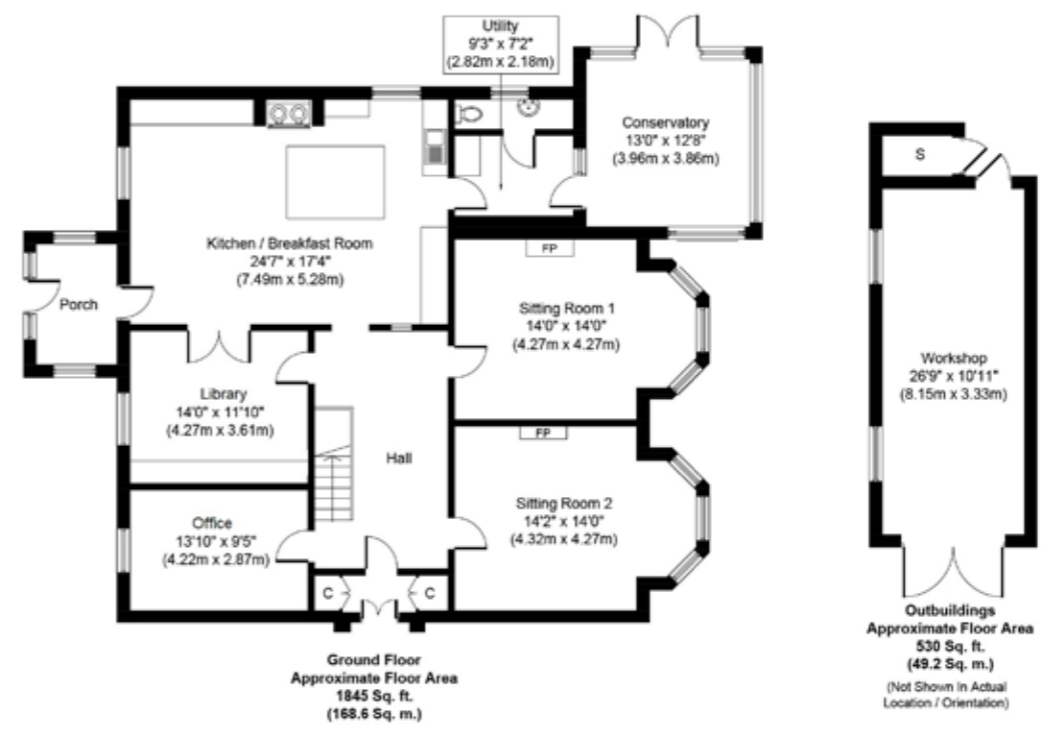
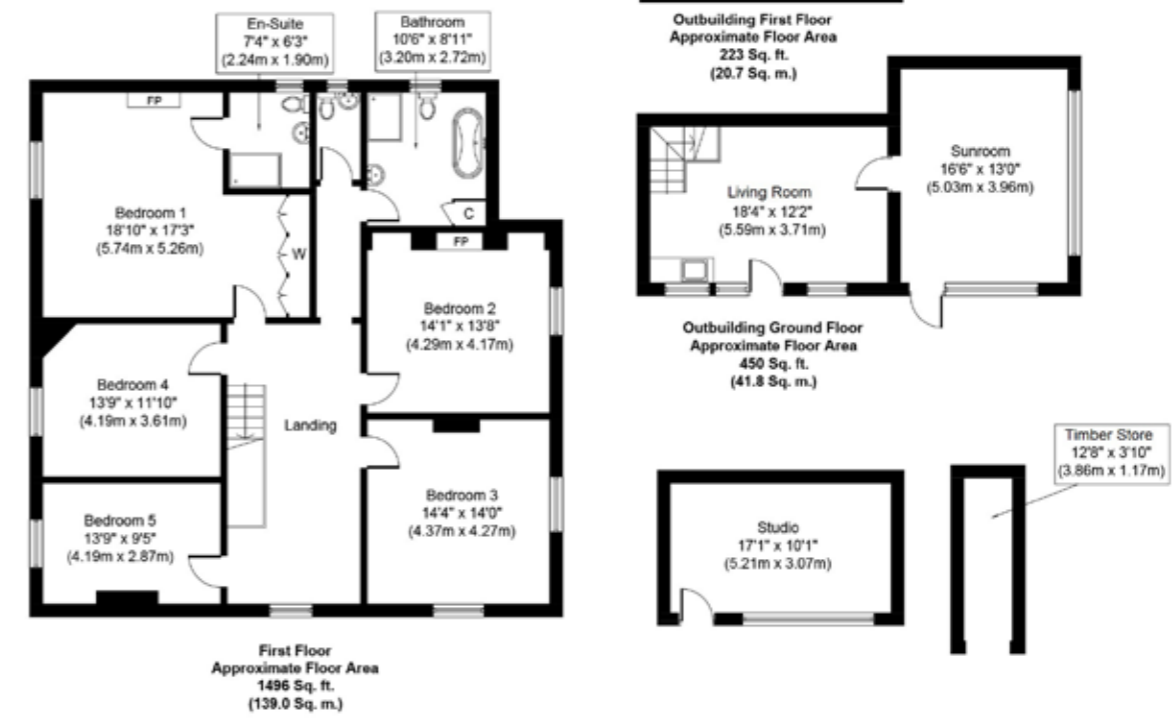
“Waking up each morning and looking out over the garden sets you up well for the day. It’s a bit like a living on a country estate in miniature!”







“Sitting in the pond pavilion in high summer is a delight, we love watching the light dance on the water, dragonflies hum by and be surrounded by nature.”



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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ALL THE REASONS

# Yaxham

IN NORFOLK  
IS THE PLACE TO CALL HOME



The village of Yaxham is situated approximately three miles south of the market town of Dereham and about two miles from the nearest Tesco supermarket.

The Village provides local amenities including the highly rated Ranis Indian Restaurant, a vibrant village hall offering multiple activities across the week for all age groups, together with a pro-active, community focussed Parish Council.

Nearby Mattishall offers Doctor's Surgery, Chemist, together with local shops and eateries. The village also benefits from a regular bus service to Norwich City centre via the Norfolk & Norwich Hospital. Further amenities can be found at the nearby town of Dereham.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.



Note from the Vendor



The kitchen/dining room at The Beeches

“There's room to be quiet, cosy, studious and very, very sociable. It's such a great house for entertaining!”

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

E. Ref:- 4337-8927-3200-0180-4292

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.

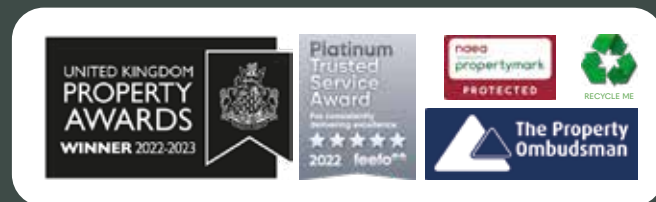
## LOCATION

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# SOWERBYS



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