



THE STORY OF

# Beech End

*Plumstead, Norfolk*

SOWERBYS

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# Beech End

43/44 Plumstead Green, Plumstead, Norfolk  
NR11 7LJ

Exquisite Country Cottage

Immaculately Presented Throughout

Around 1,400 sq. ft. of Accommodation

Three Double Bedrooms and Two Bathrooms

Refined and Elegant Interior Design

Glorious South-West-Facing Garden

Gated Off-Road Parking

Idyllic Village Setting

Excellent Holiday Let Pedigree

Surrounded by Glorious Countryside

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“There’s a lovely feeling of peace  
as soon as you walk into the grounds.”

**A** most appealing and enchanting country cottage which subtly combines a plethora of period features with modern comforts and luxuries.

Beech End in Plumstead Green is a fine example of a Norfolk country cottage. Extensively remodelled and renovated by the present owners with great flair and meticulous detail, this enchanting abode perfectly champions the character, history and provenance of a traditional cottage whilst providing refined accommodation with a stylish and elegant feel.

A much-loved and cherished country retreat, and a highly successful and lucrative holiday let, Beech End presents a ‘turn-key’ opportunity for someone looking for their dream North Norfolk cottage.

A charming, double fronted mellow red brick façade and ornate brick and flint gable end is dressed with ornate windows and set under a traditional pantile roof.

Once a pair of cottages this fine home now boasts well-balanced and generously proportioned accommodation which extends to around 1,400 sq. ft.

As you enter the cottage you are immediately struck by the charm and character of the exposed beams to the ceiling in the dining room, latched doors and a fireplace with an oak mantle set on brick piers and wood burning stove. This delightful room provides a cosy feel for dining guests.



Off the dining room you will find a cottage kitchen with bespoke locally-made Shaker style cabinetry capped in solid oak worktops and featuring a butler sink. From the kitchen you can access a side courtyard garden.



The formal sitting room echoes the charm and style of the dining room with exposed beams, ornate fireplace, with wood burning stove, and delightful vistas and access onto the south-west-facing garden. This wonderful room conveys a cosy yet spacious feel, extending to more than 21' in length. Off the sitting room is a versatile snug area which provides further reception space and currently utilised as a study/hobby room.

To the first floor there are three double bedrooms; the principal two with fitted wardrobes and all served by a well-appointed shower room and family bathroom with traditional roll-top bath. Each bedroom enjoys wonderful, elevated views over the garden and countryside beyond, whilst the principal bedroom in addition, looks over the village Millennium project wild-flower meadow and pond.





The refinement and quality continues on the outside of Beech End with the glorious south-west-facing garden which features shaped lawns flanked by colourful flowering beds, a selection of productive fruit trees, and a garden shed.

A paved sun terrace looks out over the garden to provide the perfect entertaining area and is accessed from both the sitting room and dining room. On the south-west boundary, private double gates provide access to off-road parking.

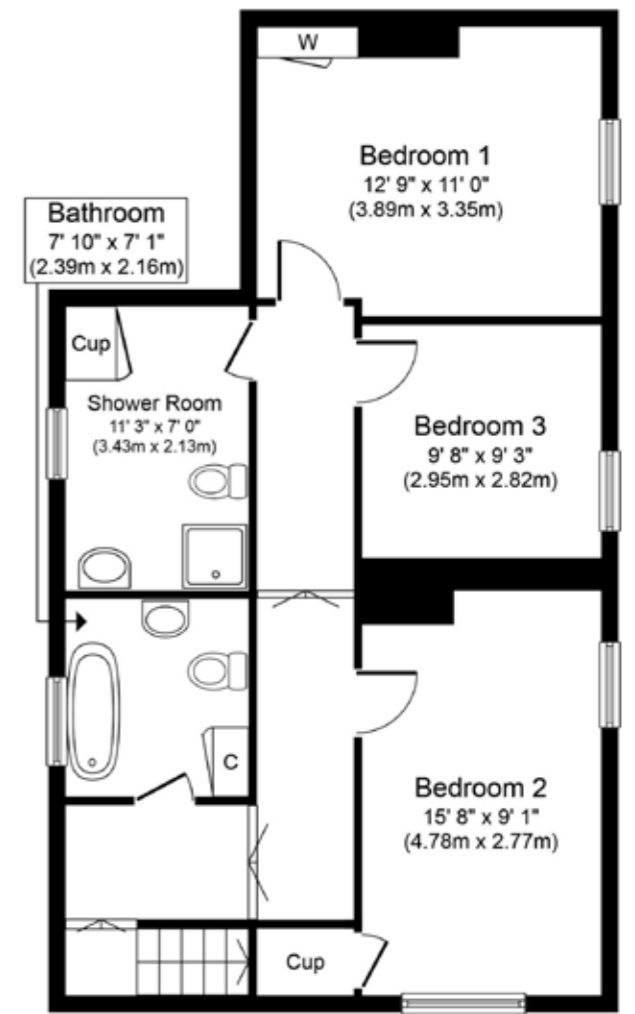
On the north elevation of the cottage is a courtyard garden enclosed by attractive brick and flint walls which provides the perfect area for bin storage.

Beech End is located in the idyllic rural village of Plumstead, adjacent to the Green and the national environmental award-winning community wildlife meadow and pond, attracting a wealth of local wildlife. You can enjoy many beautiful walks from the front door to experience the abundant wildlife including hares, deer and a wide variety of wild birds.





**Ground Floor**  
Approximate Floor Area  
697 sq. ft.  
(64.7 sq. m.)



**First Floor**  
Approximate Floor Area  
697 sq. ft.  
(64.7 sq. m.)

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

# Plumstead

IS THE PLACE TO CALL HOME



The pretty village of Plumstead enjoys a distinct rural environment with countryside walks on its doorstep and a thriving village community.

The village is surrounded by countryside and is a popular spot for walkers and cyclists. There are several footpaths in the area, including one which leads to Baconsthorpe Castle, a 14th-century moated castle. The village also has its own church, St Michael's, which was built in the 14th century.

Despite the rural surroundings there is easy access to town facilities with the Georgian market town of Holt just five miles away.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs

between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.



Note from the Vendor



“Whilst there are great villages to cycle through, Holt has been a great place for individual shops.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Currently business rated as trading as a holiday let cottage.

## ENERGY EFFICIENCY RATING

E. Ref:- 0380-2861-5080-2107-3685

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

What3words: ///assets.slap.prospers

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# SOWERBYS



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