



THE STORY OF

# The Old Rectory

*West Beckham, Norfolk*

SOWERBYS



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# The Old Rectory

Church Road, West Beckham,  
Norfolk, NR25 6NX

Substantial Former Rectory

Accommodation and Ancillary of Around 5,000 Sq. Ft.

Five Bedrooms and Four Principal Receptions

Wonderful Country Kitchen, Pantry and Utility

Elegant and Refined Interiors

Over Four Acres (stms) of Parkland Grounds

Splendid Outside Entertaining Areas

Flexible Outbuildings and Stables

Idyllic Village Setting

Connected to Coast and Countryside

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“We have lived here for 14 years and have updated the house to meet our desires.”

The Old Rectory at West Beckham is a landmark, period residence set in magnificent, private grounds, enjoying an idyllic countryside setting while being highly convenient for the Georgian market town of Holt and north Norfolk’s heritage coastline.

Built as The Rectory for St. Helen’s and All Saints Church at the turn of the 19th century, this fine building has been more than just a home for the present owners; it has been a lifestyle for them during their fourteen years of treasured ownership.

During this time, they have lovingly restored and sympathetically enhanced the property both inside and out to create a distinguished home that champions the building’s character, proportions, and heritage.

Major works and improvements included extensive work on the roof, new double-glazed sash windows and doors throughout, and a comprehensive interior refurbishment. A period barn and stable block have been adapted to provide flexible space. The house and ancillary buildings span almost 5,000 sq. ft.





Upon entering the property, a grand hall immediately sets the tone of this fine home with high ceilings, ornate cornicing, an elegant turning staircase, and a classic chequerboard floor. Off the hall, three principal receptions include a fine drawing room with french doors onto a terrace, a spacious study/den, and a wonderful formal dining room that links to the drawing room via folding doors to create an opulent and flexible entertaining space. A splendid orangery/garden room links the dining room and kitchen area to create further reception space, while ensuring the house fully embraces the wonderful views over the formalised gardens.

The kitchen exudes country house elegance with in-frame shaker-style cabinetry, a butler-style sink, and granite worktops. Supporting the main kitchen is a second utility/preparation kitchen with a walk-in pantry. An informal side entrance and lobby include a boot area, guest cloakroom, and laundry room.

The first floor features five individual bedrooms, each dressed beautifully with neutral tones and enjoying delightful garden and countryside views.

The principal bedroom suite is substantial with dual aspect views and a luxuriously appointed en-suite bathroom. Four further double bedrooms are served by a well-appointed family bathroom and separate WC. Bedroom three is currently utilised and fitted out as a dressing room.

A cellar completes the main residence accommodation.





The Old Rectory enjoys a most discreet and idyllic environment thanks to its splendid gardens and grounds that extend to just over four acres (stms). Our sellers have invested their time and passion for gardening to create a magical space for family to enjoy.



Beautifully designed and established formal gardens are set around the house along with extensive paved sun terraces to create a wonderful outlook and a great place for entertaining. A delightful pergola, with cedar shingle roof provides sheltered entertaining throughout the seasons and looks out over sprawling lawns, an ornamental pond, and well-stocked shrub and flowering borders. An enclosed courtyard garden to one side provides a secure area for children and dogs and connects directly with the boot room and utility areas.



An area is dedicated to a greenhouse, storage, and all the essential elements required to maintain and prosper a substantial garden.



Beyond the formalised areas of the grounds, the garden takes on a more natural flow with wonderful parkland-style areas that feature wide-open spaces, laid to lawn, and peppered with a vast array of ornamental trees and shrubs. Hedgerows create delightful walkways while promoting the abundant local wildlife and providing wonderful vistas and access throughout the grounds. The grounds are bordered by deep and established shelter belts made up of mature trees and low-lying shrubs to provide privacy and a wonderful Sylvan backdrop.





To the east corner of the garden, there is a versatile area which features a timber-framed carport, a hard standing for parking, and separate vehicular access.

The property is accessed via electric automatic gates with an entry phone system that opens onto a spacious front courtyard area. Within the courtyard is a large, former barn that spans two floors. This attractive building has been partially converted to provide a studio and office space while former stabling remains in place and offers further potential. Adjacent to the barn is a detached, brick-built double garage.

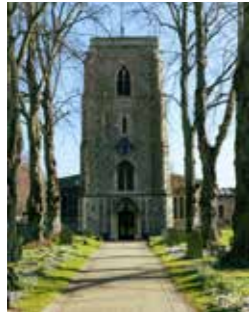
“We love the outdoors but in particular our four acre garden.”

The Old Rectory commands a highly discreet and peaceful setting alongside the village church at West Beckham. Country walks are at the doorstep, while the coastline is just a short drive away. Towns such as Holt, with its renowned independent schooling, are just a few miles away along with coastal destinations such as Blakeney, Cley, and Morston right at your doorstep.



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



# West Beckham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A pretty rural village, set within beautiful Norfolk countryside. Built in 1891 from the ruins of East Beckham Church and West Beckham Church, St Helen

and All Saints Church is located centrally within the village of West Beckham. Just down the road from the church you'll find Wheatsheaf, a traditional pub, restaurant, and bed and breakfast, the perfect place to conclude a Sunday morning walk through the countryside.

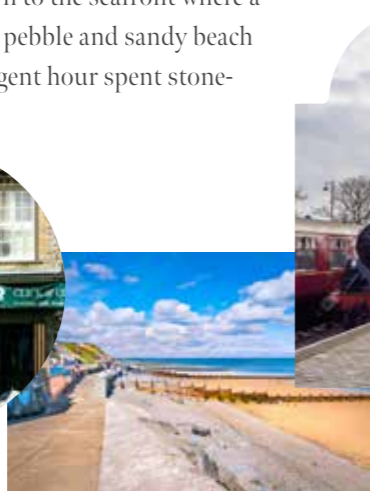
Just a few miles away are the sandy beaches of Sheringham and Cromer and the picturesque Georgian market town of Holt.

At the heart of Sheringham is a thriving high street with a parade of independent shops peppered with plenty of tourist stops offering sugary treats and colourful postcards. Park at the top of the hill, next to the heritage North Norfolk Railway, which runs steam and diesel trains to Holt in the summer months, and wind your way down to the seafront where a stunning Blue Flag pebble and sandy beach awaits for an indulgent hour spent stone-skimming.

At the end of the high street stands the Sheringham Little Theatre, a real local treasure which attracts an illustrious cast of actors from the nationals and is renowned for a vibrant summer rep season and glorious Christmas panto. The Hub, in the theatre's foyer, is a fantastic community café and place to catch up on neighbourhood news.

Locals love to celebrate the town's heritage, with a week of Viking themed events in February, a shared Crab and Lobster Festival with Cromer in May and an all-out carnival in August.

After the bustle of town, step away from the crowds and head along the Norfolk Coastal path to the top of Beeston Bump, just 15 minutes out of town, and immerse yourself in nature as you survey stunning views over the North Sea, Sheringham and West Runton. Or for an even bigger adventure, head to Sheringham Park and take the Repton Walk to the Gazebo for 360° views across the surrounding countryside.



Note from the Vendor



“Home sweet home is how we would describe our time here.”

THE VENDOR



### SERVICES CONNECTED

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

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

E. Ref:- 8437-2829-7309-0272-1206

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: ///waving.appeal.organisms

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# SOWERBYS



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