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THE STORY OF

Beech House

Saham Hills, Norfolk

SOWERBYS

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Beech House

72 Hill Road, Saham Hills
Norfolk, IP25 7EZ



Extended and Improved Period Home
Highly Versatile Living Accommodation

Some Total of Five Reception Rooms

Open-Plan Kitchen/Breakfast Room

Exposed Timbers and Brick Found Throughout

Three Spacious Bedrooms, Dressing Room to Principal
Range of Brick Outbuildings, Workshops and Garaging

Beautifully Landscaped Gardens

Popular Village Location



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“My favourite spot in the house is the garden room, with views over the garden and countryside.”

Situated in the Breckland village of Saham Hills, just a few miles from the market town of Watton, you will find this well presented and extended detached period home, which is thought to date back to the 1700's.

The existing owners have enjoyed 26 happy years at the property and during their time they have extended the home to create a truly versatile and deceptively spacious accommodation over two floors, whilst maintaining an abundance of character and charming features to be enjoyed.

From the road, the property is approached through a hedged front boundary, via a wrought iron gate which grants access into the front garden. The entrance to the property enjoys an unmistakably British country cottage feeling, with a pathway leading to the front door, which is flanked by lawn to both sides, and bordered by box hedging.

The property itself features a double bay-fronted façade, with a central entrance porch and an impressive front door.



Stepping inside you will find a wealth of exposed brick timbers, yet ample space and versatility to suit modern family living requirements.

Some total of five reception spaces await to be discovered, incorporating a warm and cosy sitting room with the must-have wood-burning stove, perfect for those winter evenings in front of the fire. A spacious dining room for hosting dinner parties and even a study/snug with double doors out to the garden.



“I’d describe my home as attractive, quaint and homely.”

To the rear of the home which has been extended over the years, you will be pleased to find a well-proportioned kitchen/breakfast room which is the perfect space for a family.

Furthermore, the kitchen opens into the garden room which enjoys a wall mounted electric fire, bi-folding doors out onto the raised patio which enjoy stunning views over beautifully landscaped garden and beyond over towards neighbouring paddocks.

To complete the ground floor, a highly useful study/utility/cloakroom with W/C.



Moving to the first floor, three spacious bedrooms await. The principal bedroom enjoys its own dressing room, whilst the first floor is well-served by a large bathroom, with both bath and shower options catered for.





A range of outbuildings compliment the main home's living accommodation and include a garage, workshop and even a separate home office, which are adjoined to the side of the property. Furthermore, a large single storey brick-built outbuilding sits under a tiled roof which has excellent potential for conversion, subject to the necessary consents, however is currently purposed as highly useful additional storage.



The rear gardens are a real treat. Immaculately landscaped with a host of well-stocked borders, containing an abundance of mature shrubs and small trees, with beautiful lawned areas and a central patio, perfect for enjoying those summer evenings, with outdoor dining opportunities not to be missed.







First Floor
Approximate Floor Area
663 sq. ft.
(61.63 sq. m)



Outbuilding
Approximate Floor Area
208 sq. ft.
(19.03 sq. m)

Ground Floor
Approximate Floor Area
1200 sq. ft.
(112.02 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

Saham Hills

IN NORFOLK
IS THE PLACE TO CALL HOME



A tiny village located in the heart of Breckland, Saham Hills is surrounded by countryside with many enjoyable areas to explore.

A true sense of community is found at 'The Old Bell', a fantastic local pub within the beautiful neighbouring village of Saham Toney. The village also has a Church of England Primary school.

The Church of St. Georges is a handsome flint building, with beautiful stained-glass windows. The east window of the chancel portrays the Last Supper, this was a gift by the late Rev. W. H. Parker, who restored the whole building at considerable expense in 1864.

A well-used Sports and Social Club offers sports grounds for rugby and cricket matches throughout the year. The Wells-Cole community centre is a great focal point for

many local events. Less than two miles away is the popular market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Providing plenty of country homes with room to grow, plus an ample share of equestrian properties, Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

Just outside the town, Loch Neaton is believed to be England's only loch, a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children's tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.



Note from Sowerbys



"...the property enjoys an unmistakably British country cottage feeling..."

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 6534-0224-0300-0155-7222

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

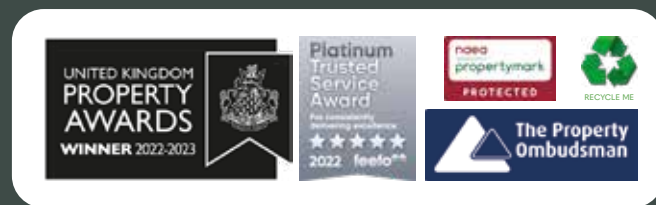
Freehold.

LOCATION

What3words: ///calendars.worksheet.sector

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