THE STORY OF

Holkham House

Beeston, Norfolk

SOWERBYS

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Holkham House

Beeston, Norfolk
PE32 2NJ

Guide Price: £1.1m - £1.2m

Charming Rendered Cottage

Extensive Equestrian Facilities

South-Facing Rear Garden

Spacious Kitchen/Breakfast Room

Flexible Living Spaces

Three Well-Proportioned Bedrooms

Self-Contained Annexe and Possible Outdoor Office/Studio

Prime Village Location

Perfect for Equestrian Enthusiasts

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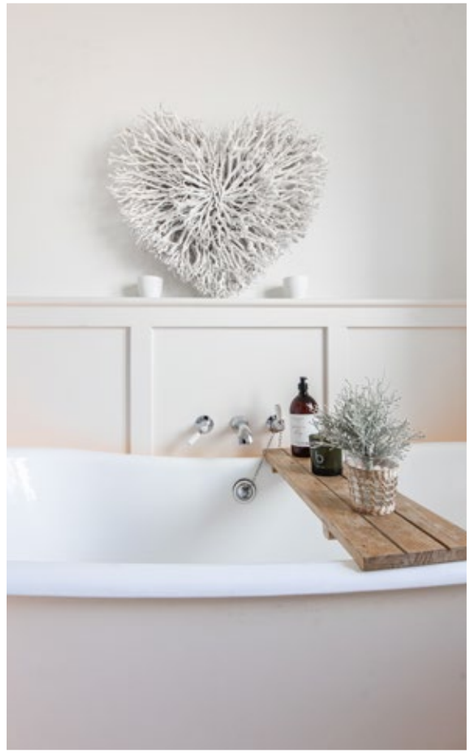


Located in the heart of the charming village of Beeston, this exceptional equestrian property presents a rare opportunity to enjoy the perfect blend of period charm, modern versatility, and outstanding equestrian facilities. Boasting an extensive array of stables, a large barn, a ménage, and a selection of outbuildings, this home is an idyllic sanctuary for horse enthusiasts.

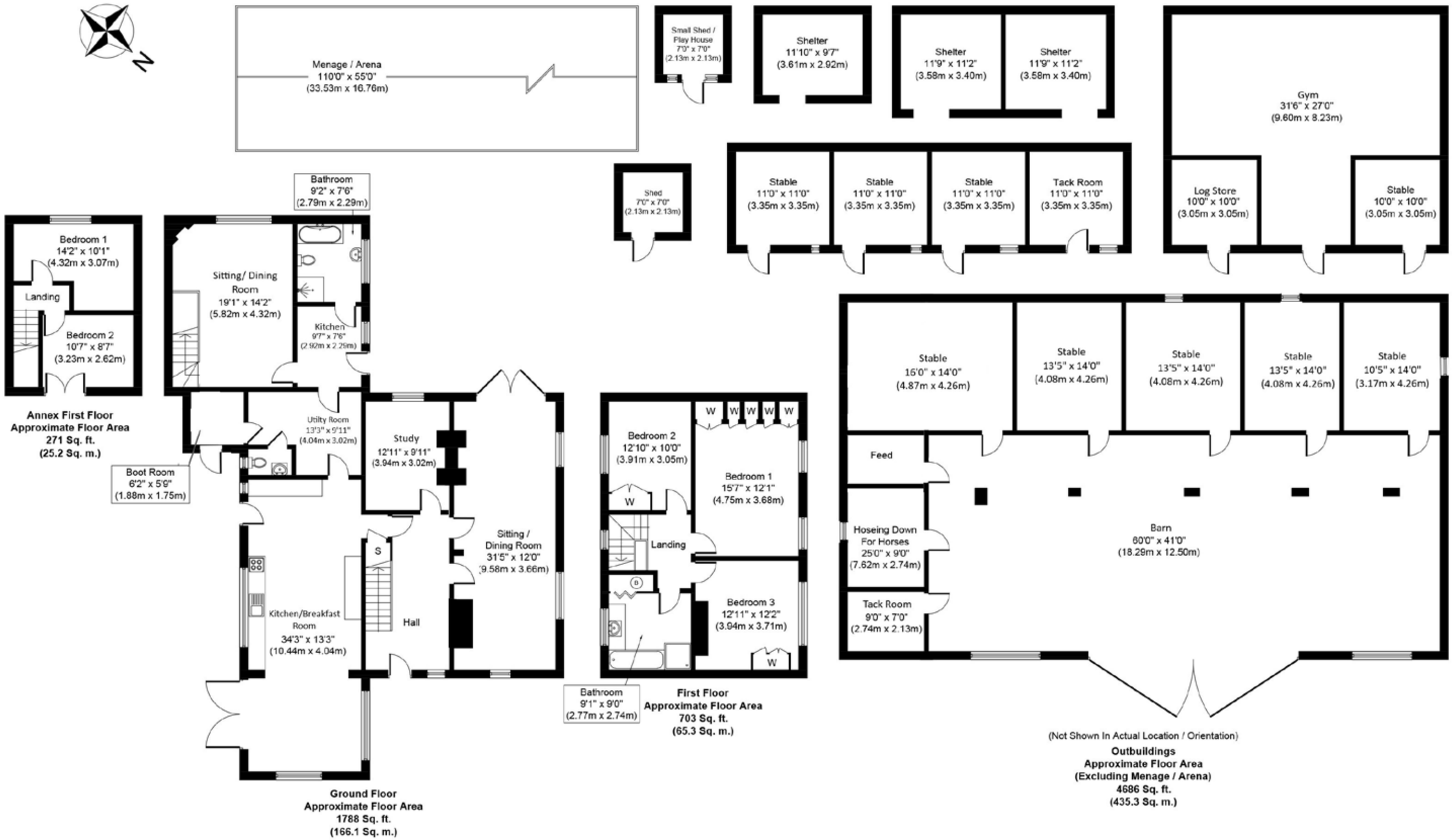
The main residence is a delightful rendered cottage, exuding character with its period features, beamed ceilings, and beautifully appointed living spaces. The south-facing rear garden bathes the home in natural light, offering a tranquil setting for outdoor relaxation or entertaining. At the heart of the home is a spacious and well-equipped kitchen/breakfast room, complemented by a welcoming sitting/dining room—perfect for cosy evenings. A separate study provides an ideal home office, while the boot room and utility area enhance the practicality of rural living.

Upstairs, the first floor features three well-proportioned bedrooms, each offering picturesque views of the surrounding countryside, along with a stylishly appointed family bathroom. Additionally, an annexe with two bedrooms, its own living space, kitchen and bathroom provides a flexible option for extended family, guests, or potential rental opportunities.

Beyond the main house, the exceptional equestrian facilities set this property apart. The extensive stable block, feed store, tack rooms, and hosing-down area cater to all equestrian needs, while the impressive barn offers further potential for a variety of uses. A possible separate outdoor office/studio adds another layer of versatility, ideal for remote working or creative pursuits.

Positioned within easy reach of local amenities and transport links, this outstanding property offers an unparalleled lifestyle for those seeking the very best of rural Norfolk living.

EH
HAYLAGE
ORIGINAL



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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Beeston

PEACEFUL VILLAGE LIVING WITH CONVENIENT CITY ACCESS

Beeston is a conveniently situated small village, close to the A47, but set back far enough for a quiet location. Its close proximity to the A47 gives easy access to Dereham, Norwich and Swaffham and Fakenham. There are rail links to London and Cambridge from Downham Market which is 23 miles away, and an airport in Norwich which is 24 miles away. Beeston has a pleasant community and a useful village store and pub which is owned and run by the community. There is also small primary school.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city.

Swaffham is a thriving and historic market town with an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

Note from Sowerbys

Aerial View of Holkham House and Land

"...this outstanding property offers an unparalleled lifestyle for those seeking the very best of rural Norfolk living."

SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref: 7532-2420-8209-0745-1222

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: ///notch.lemons.aimless

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.

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