



THE STORY OF

Church View

Beeston, Norfolk

SOWERBYS



THE STORY OF

Church View

The Street, Beeston, Norfolk
PE32 2NF

Executive Detached Home in Popular Village

Over 4,000 Sq. Ft. of Accommodation

Uninterrupted Countryside and Church Views

Six Bedrooms and Three En-Suites, of which Two
Bedrooms are within a Self-Contained Annexe

Five Acres in Total, Around 3.5 Acres
of Grazing/Paddocks (STMS)

Stable Block and Store

Wildlife Pond, Formal Garden
and Kitchen Garden

Open Plan Kitchen/Dining/Family Room
and Additional Reception Rooms

Peaceful, Yet with Easy Access to A47

Triple Garage and Ample Parking

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





I love the kitchen due to its size and the view into the garden, across the fields to the church.

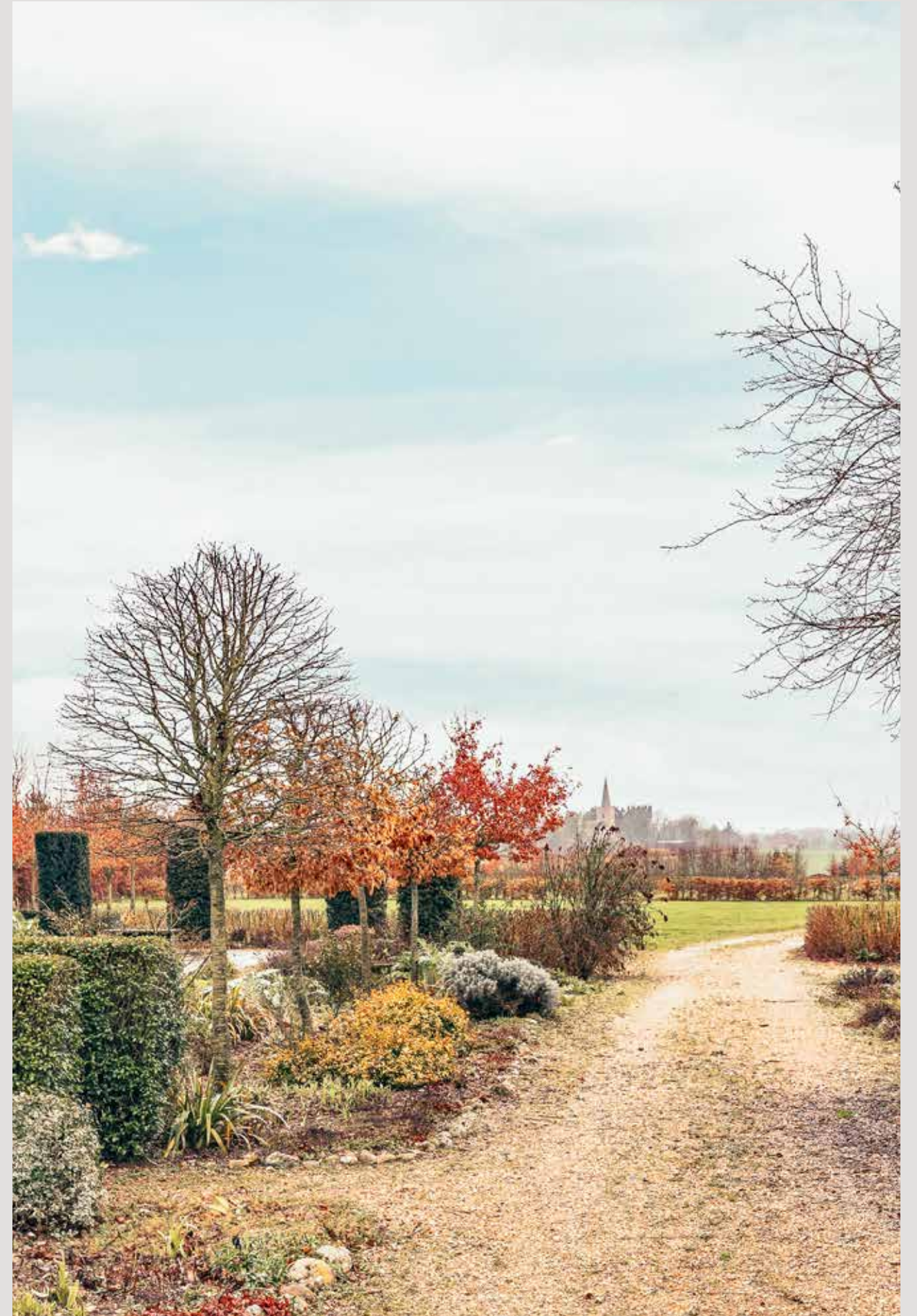


Church View is a substantial executive detached home set in the heart of the popular village of Beeston, offering over 4,000 sq ft of flexible accommodation alongside uninterrupted countryside and church views. The property sits within approximately five acres (STMS) in total, combining formal gardens, grazing land and practical equestrian space, making it well suited to those looking for space, privacy and a semi-rural lifestyle without isolation.

The main house is designed for modern family living, with a layout that balances open-plan living and more traditional reception space. The kitchen/dining/family room acts as a central hub, connecting day-to-day living with entertaining, while additional reception rooms allow for quieter use, home working or more formal occasions. Across the house there are six bedrooms, three of which benefit from en-suite facilities, providing ample accommodation for family and guests without compromise.

A key feature of the property is the self-contained two-bedroom annexe. This offers genuine independence while remaining connected to the main house, making it suitable for multi-generational living, long-term guests, dependent relatives or potential home-based business use. The annexe also adds flexibility for buyers who want future-proofed accommodation without detracting from the main residence.







Outside, the grounds are a major part of the appeal. Around 3.5 acres (STMS) are arranged as grazing or paddocks, supported by a stable block and store, while the remainder of the land has been thoughtfully landscaped to include a formal garden, kitchen garden and a wildlife pond that enhances both outlook and biodiversity. The setting provides open views across surrounding countryside and towards the village church, reinforcing the sense of space and connection to the rural surroundings.

Practicality is well catered for, with a triple garage and ample additional parking, ensuring the property works just as well on a day-to-day basis as it does for larger gatherings. Despite its peaceful position, Church View benefits from easy access to the A47, offering convenient links to surrounding towns and amenities while retaining the character and community feel of village living.

Overall, Church View is a property that delivers scale, flexibility and land in a highly regarded location, suited to buyers seeking a long-term home that can adapt to changing needs while offering a strong lifestyle element both inside and out.



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.

Copyright V360 Ltd 2025 | www.houseviz.com

Beeston

PEACEFUL VILLAGE LIVING WITH
CONVENIENT CITY ACCESS

Beeston is a characterful rural village set within the gentle farmland of mid Norfolk, positioned 6 miles north-west of Dereham, 7 miles south of Fakenham, and around 22 miles from Norwich. Its peaceful setting and friendly village atmosphere make it an appealing place for those seeking countryside living with practical connections to nearby market towns.

The village is served by The Ploughshare, a community-owned pub at the heart of local life, offering regular events, live music, good food and a welcoming social hub. Everyday amenities are easily reached in Dereham, with supermarkets, independent shops, cafés, leisure facilities and schools, while Fakenham provides further shopping, a weekly market and its well-known racecourse.

Beeston enjoys a landscape ideal for outdoor living, with quiet lanes for walking and cycling, far-reaching rural views and a strong sense of open space. Nearby attractions include the Gressenhall Farm & Workhouse Museum, the North Elmham Cathedral ruins, and access to the wider network of Breckland footpaths and nature reserves.

Well connected yet delightfully rural, Beeston offers a lifestyle centred on community spirit, countryside surroundings and easy access to Norfolk's market towns, appealing to families, commuters and anyone drawn to relaxed village living.



Note from the Vendor



“...a warm family home in fantastic grounds. It has been lovely watching the children ride horses, and entertaining friends and family on long summer weekends.”



SERVICES CONNECTED

Mains electricity and water. Drainage to treatment plant. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 9320-2141-2000-2790-2061

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: ///tomato.fled.cage

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

