



THE STORY OF

The Haven

Beeston, Norfolk

SOWERBYS



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The Haven

Drury Square, Beeston, Norfolk
PE32 2NA

1.72 Acre Plot (STMS)

Secure Paddock Area

Multiple Outbuildings and Workshop

Stable Block

Modernised Throughout

Two Double Bedrooms

Dual Aspect Lounge with Feature Log-Burner

Quiet Village with Easy Access to A47

SOWERBYS DEREHAM OFFICE

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A detached, single-storey home, The Haven is set within approximately 1.72 acres (STMS) in the quiet village of Beeston. The property combines a modernised living space with well-established outdoor and equestrian facilities, offering a lifestyle opportunity for those seeking space, privacy, and practicality within a rural setting while remaining connected to nearby transport routes.

The bungalow itself has been modernised throughout and provides comfortable, well-proportioned accommodation. The home includes two double bedrooms and a bright dual-aspect lounge featuring a log-burner, creating a welcoming central living space. The layout is practical and well-suited to everyday living, with an emphasis on natural light and straightforward functionality.

Externally, the property offers a generous and versatile plot of around 1.72 acres (STMS), providing ample space for equestrian use, hobbies, or outdoor pursuits. A secure paddock area forms a key feature, making the property particularly suitable for those with horses or other livestock. Supporting this is a stable block, allowing immediate use for equestrian needs, and the property benefits from multiple outbuildings and a workshop, offering excellent potential. These structures provide flexibility for a range of uses including equipment storage, maintenance areas, hobby workshops, or small-scale home business operations.

The setting offers a peaceful rural environment whilst providing convenient connections. The nearby A47 offers straightforward access to surrounding towns, amenities, and wider transport links, ideal for those seeking countryside living without feeling isolated. The Haven presents a rare opportunity to acquire a modernised bungalow combining established equestrian facilities, a substantial plot, and a well-located Norfolk village setting.



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 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 Sowerbys



“...a lifestyle opportunity for those seeking space, privacy, and practicality within a rural setting.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 4400-8343-0022-1500-3153

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: ///shimmered.ruins.sundial

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SOWERBYS

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