



THE STORY OF

The Beeches

Downham Market, Norfolk

SOWERBYS



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The Beeches

55 London Road, Downham Market
Norfolk, PE38 9AT



Stunning Detached Edwardian Home

Four Generous Reception Rooms and Two Kitchens

Generous Principal Suite

Three/Four Further Bedrooms

Light-Filled Accommodation

Separate One Bedroom Cottage

Mature Grounds of an Acre (stms)

Sweeping Driveway and Triple Garage

Immaculately Presented, with
Extensive Works Carried Out

No Onward Chain



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“The perfect multi-generational home...”

An exquisite Edwardian property, nestled in a secluded setting, within the heart of a bustling town, The Beeches is equally well-positioned for commuting to Cambridge and London, and for getting out into the countryside to escape it all. Situated on a spacious plot spanning one acre (stms), this meticulously maintained residence presents an exceptional lifestyle opportunity.

Immaculately presented, the house has been extended and has undergone extensive works by the current owner, resulting in a home which boasts timeless charm and elegance, offering a perfect blend of period features and modern comforts.

With a harmonious blend of privacy and convenience, a lifestyle of utmost luxury and sophistication awaits, in this remarkable Edwardian gem.



Open the stained glass entrance door to be greeted by the opulent reception hall, with beautiful mosaic tiled flooring hinting at the standard of finish which can be found throughout the home. Venturing further, the restored fireplace in the dual aspect dining room lends a grandeur befitting the smartest of dinner parties.

The open-plan kitchen/dining room has also been fully restored, with exposed floorboards adding warmth and an exquisite kitchen offering a stunning backdrop to this 'hub of the home'. A side lobby/boot room leads out to the courtyard garden and gives a necessary practicality to a busy family home.

A utility room, off the kitchen, gives access to the new extension; a secondary kitchen, flooded with light streaming through the skylights in the stunning vaulted ceiling. From here there's access to the garaging and the Spanish inspired hot tub room. As well as the hot tub itself, this room benefits from tiled flooring, underfloor heating, vaulted ceiling with skylights, bi-fold doors to the courtyard garden and a shower.

From the reception hall, there is also the 'party room', a generous reception room with triple aspect windows, a beautiful log burner, and plenty of original features. Combined with the conservatory, with its bar area, it's perfect for entertaining family and friends.







Upstairs, dual aspect windows invite abundant natural light to flood the spacious landing and to permeate every corner of the property. Two double bedrooms are served by a family bathroom, whilst the sumptuous principal bedroom suite occupies a generous footprint and includes a walk-through dressing room and a stylish, yet sympathetic, en-suite bathroom.

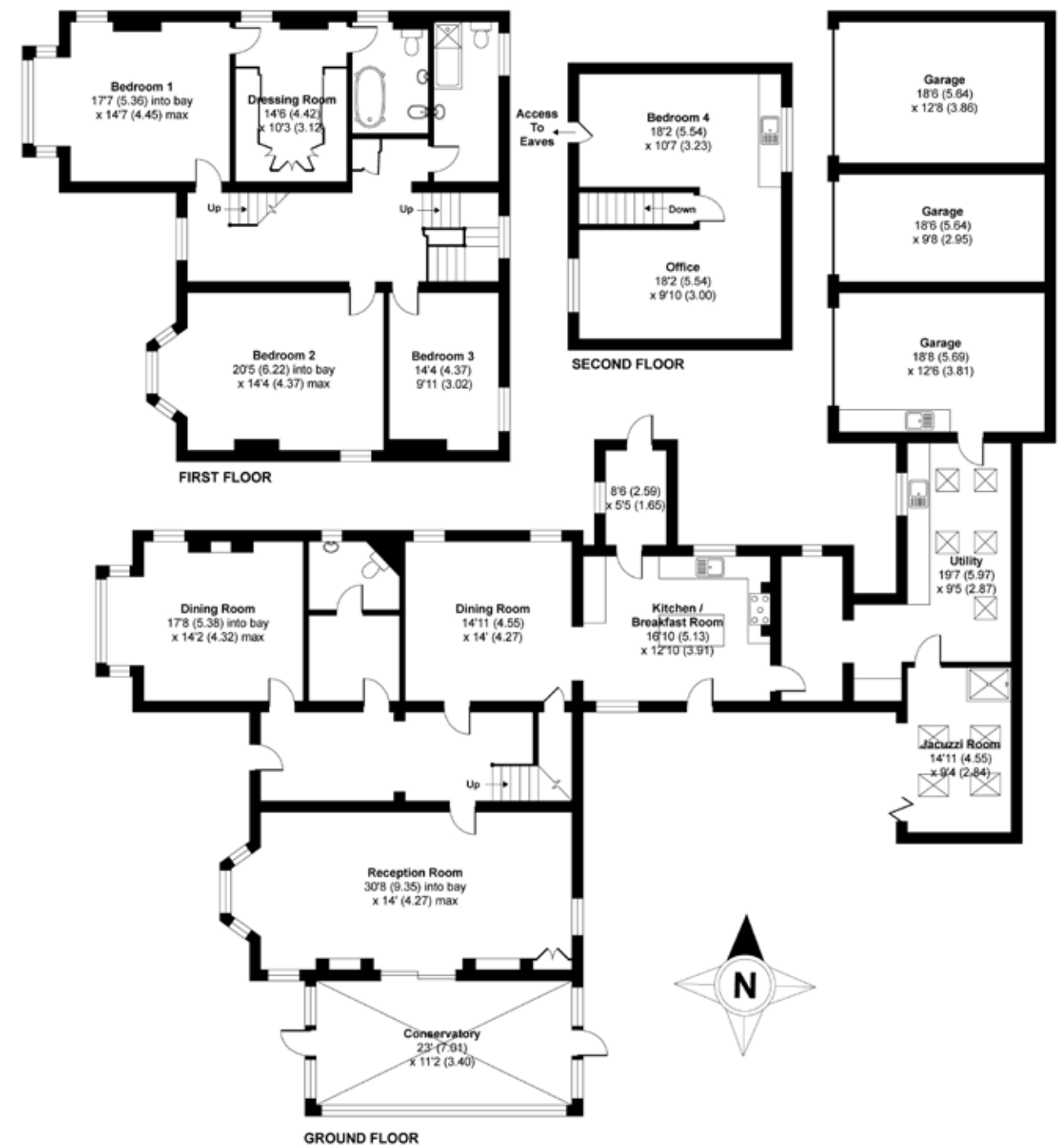
The two rooms on the second floor are currently used as an office, gym and a further storage area, but there's potential to create a further bedroom, taking advantage of far-reaching views of the countryside.





“The Beeches is in such a convenient location for commuting and the town centre, yet the plot is so peaceful and private.”

APPROX. GROSS INTERNAL FLOOR AREA 4690 SQ FT 435.7 SQ METRES (INCLUDES GARAGES)



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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The remarkable outdoor space is as awe-inspiring as the property itself. As you approach through a grand entrance of double wooden gates, a sense of tranquility envelops you, courtesy of the majestic mature trees which provide both peace and privacy. The driveway gracefully guides you to a triple garage and ample off-street parking, ensuring convenience for you and your guests.

To the left, a vibrant working garden awaits, boasting a lush lawn, mature trees, a compost area, a log store, and even a charming chicken coop. On the right, an enchanting established garden unfolds, adorned with magnificent mature trees, exquisite shrubs, and vibrant flower beds. A greenhouse and raised vegetable beds beckon to the green fingered among us, while an array of fruit trees promises a bountiful harvest.

From this idyllic setting, step into a Spanish-inspired courtyard garden, reminiscent of a Mediterranean paradise. Here, a beautifully laid patio sets the stage for al fresco gatherings, whilst a tranquil pond adds an element of serenity. Indulge your culinary desires with the convenient barbecue area, or retreat to the hot tub room through the bi-fold doors - a truly extraordinary addition which elevates this exceptional property to even greater heights.

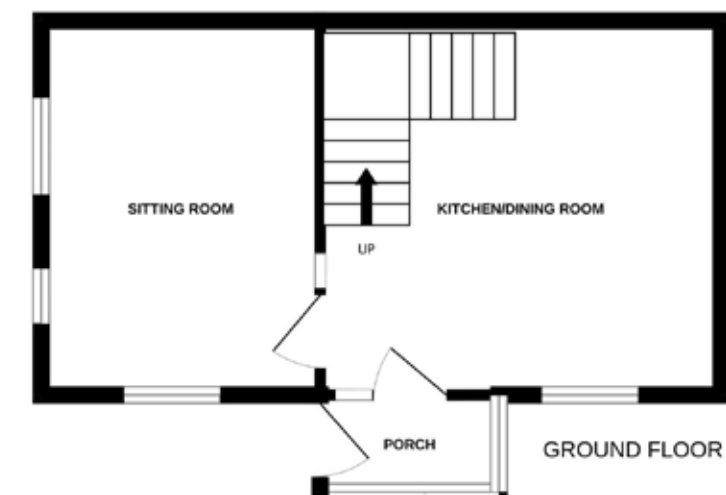
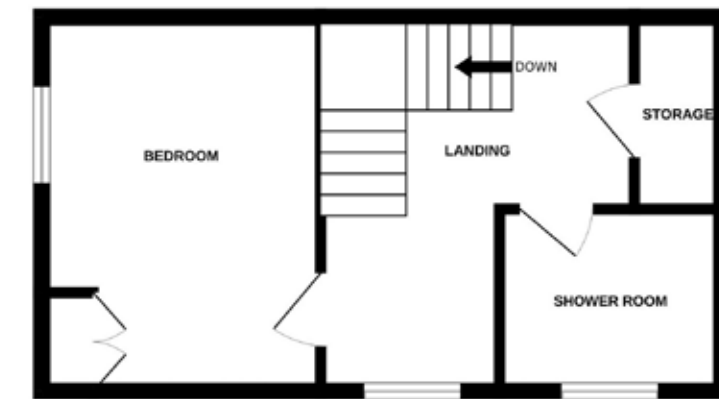
Prepare to embark on a lifestyle where outdoor living is effortless, and every moment spent in this oasis will leave you feeling inspired and rejuvenated.



COTTAGE



“A separate, self-contained one bedroom cottage presently serves as a successful holiday let, but holds many possibilities, including the potential to serve as an annexe for multi-generational living.”



ALL THE REASONS

Downham Market

IN NORFOLK
IS THE PLACE TO CALL HOME

One of Norfolk's oldest market towns, Downham Market can be traced back to Saxon times.

The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.

In November the Festival of Swans is held where visitors can observe the over-wintering swans.

King's Lynn (11 miles away) has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10.



Note from Sowerbys



"The sellers have completely refurbished The Beeches - whilst retaining its character and features, it's now a bright and spacious 21st century home."

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Fitted solar panels. Telephone and broadband connected.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

House: E. Ref:-2538-6011-7218-1661-8964

Cottage: E. Ref:-0613-2893-7023-9404-2101

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: ///wide.grounded.flotation

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SOWERBYS



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