



1 Camp Farm, West Beckham

In Excess of £300,000

1 Camp Farm

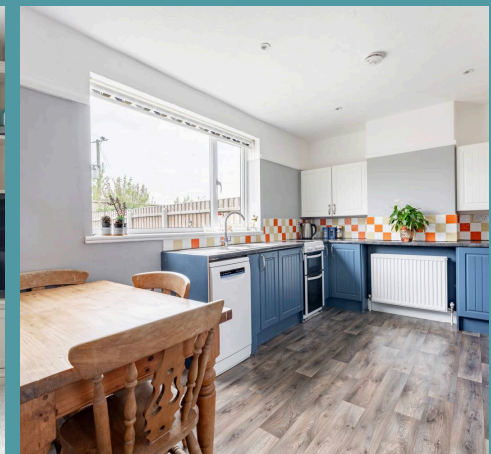
West Beckham, Holt

With wind turbines turning gently in the distance across open fields, this exceptional home in West Beckham enjoys a generously sized plot and a sense of privacy that's hard to find. The property exudes class and character, from its elegant brick frontage and wooden canopy porch to the beautifully styled interiors. Inside, a flowing layout offers comfort and practicality, with standout features including a cosy log-burning living room, a classic kitchen and well-appointed bedrooms. The home is tastefully decorated in neutral tones, creating a calm and timeless atmosphere throughout. Just moments from the vibrant town of Holt, with its artisan markets, top dining spots and prestigious Gresham's School, the location strikes the perfect balance of countryside seclusion and town convenience.

The Location

Perfectly positioned in the tranquil village of West Beckham, this home is just a short drive from the vibrant and much-loved Georgian town of Holt. Renowned for its charm and character, Holt offers an array of independent boutiques, local markets filled with artisan stalls and food vendors, and a fantastic selection of places to eat and drink – including the ever-popular Eric's Pizza, Byfords, and The Kings Head pub.

Families will appreciate the area's strong educational offering, with access to the prestigious Gresham's School nearby. Just beyond Holt, the beautiful Sheringham coastline awaits, perfect for seaside adventures, coastal walks, or a round of golf at the renowned Sheringham Golf Club. With its blend of countryside calm and vibrant nearby towns, this location truly offers the best of both worlds.





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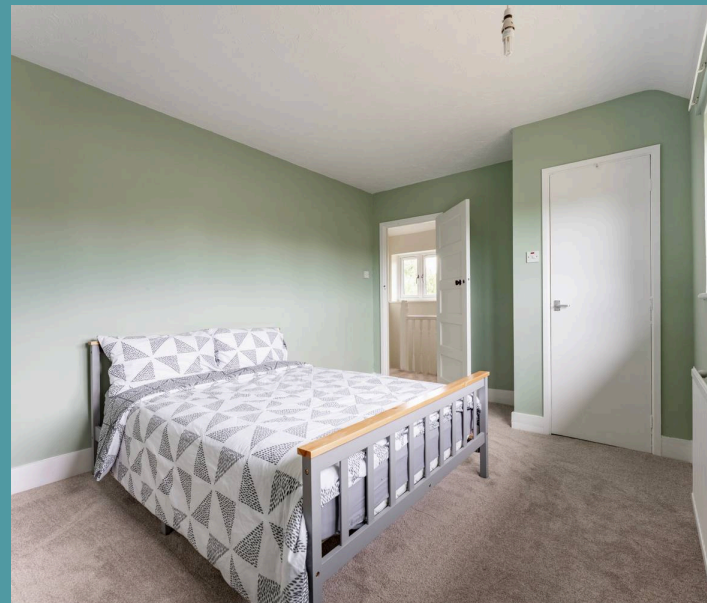
West Beckham, Holt

Camp Farm, West Beckham

Placed in the charming village of West Beckham, just moments from the bustling Georgian town of Holt, this gorgeous home sits proudly on a generously sized plot and offers an enviable combination of countryside peace and practical modern living. Set behind a large gated entrance and fully enclosed by fencing, the property is approached via a sweeping driveway that leads you to the house, beautifully presented with a classy brick frontage and a welcoming wooden canopy porch – perfect for sheltering from the elements.

Step inside into a warm entrance hall with charming pamment-style tiled flooring, setting the tone for the rest of the home. To your left, a utility room provides essential space for laundry and muddy boots, while a handy storage cupboard is ideal for coats and outerwear. As you move through into a second hallway, the home reveals its thoughtfully designed and flowing layout, creating a sense of ease and comfort throughout.

The living room is a standout space – a large, haven complete with plush carpeting, a central log burner and recessed shelving with built-in storage that adds both character and practicality. The neutral colour palette enhances the sense of light and calm, making this a perfect room to unwind in all year round.





1 Camp Farm

West Beckham, Holt

At the heart of the home lies the classic kitchen, offering generous space for cooking, dining, and entertaining. With ample storage and worktop space, it's a kitchen that caters to both daily living and larger gatherings – all while being easy to maintain and effortlessly functional.

Upstairs, you'll find three well-appointed bedrooms, including a main bedroom with beautifully fitted wardrobes and a soothing blue aesthetic. The two additional bedrooms are versatile and bright, served by a stylish three-piece bathroom, ideal for family or guests.

Outside, the expansive plot wraps around the home, offering a real sense of space and privacy. From the garden, you can enjoy field views that stretch towards the horizon, with wind turbines turning gently in the distance, adding a modern rural charm to this idyllic setting.

Perfectly located just outside of Holt, this property is a rare find – blending size, style, and setting to create a truly lush countryside retreat. Don't miss the opportunity to make this wonderful West Beckham home your own.

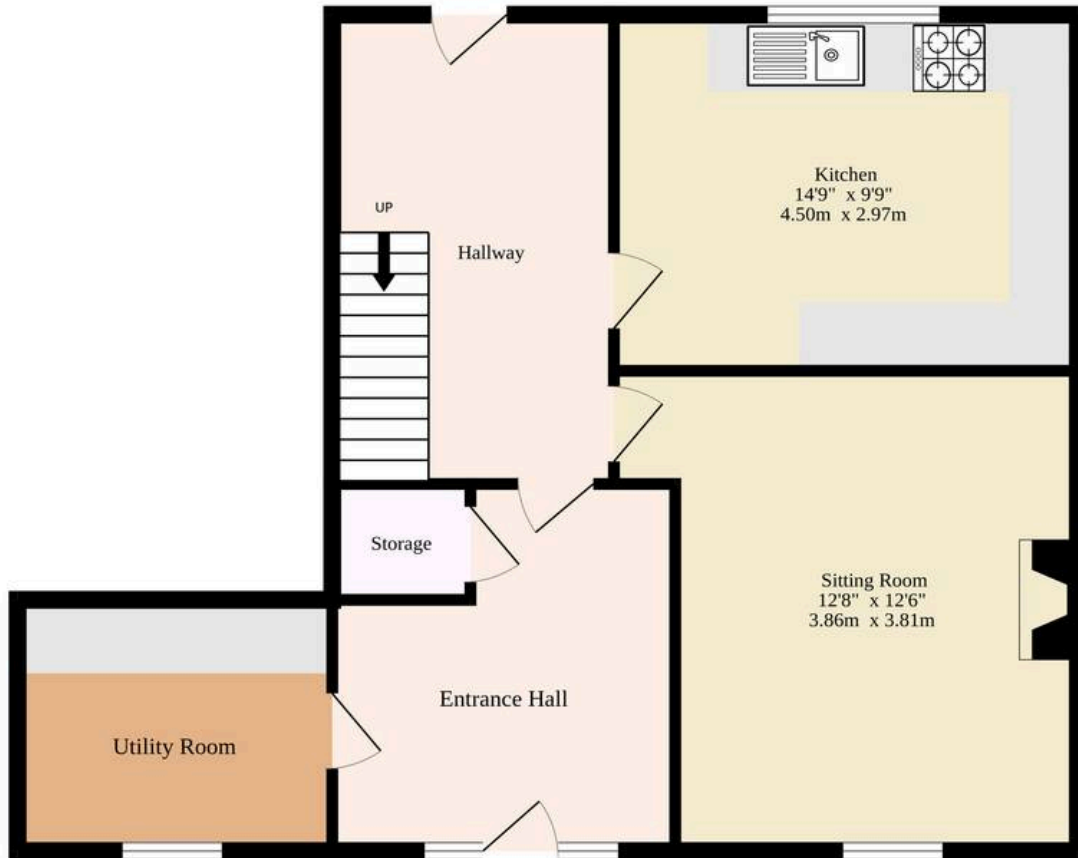
Agents Note

Sold Freehold

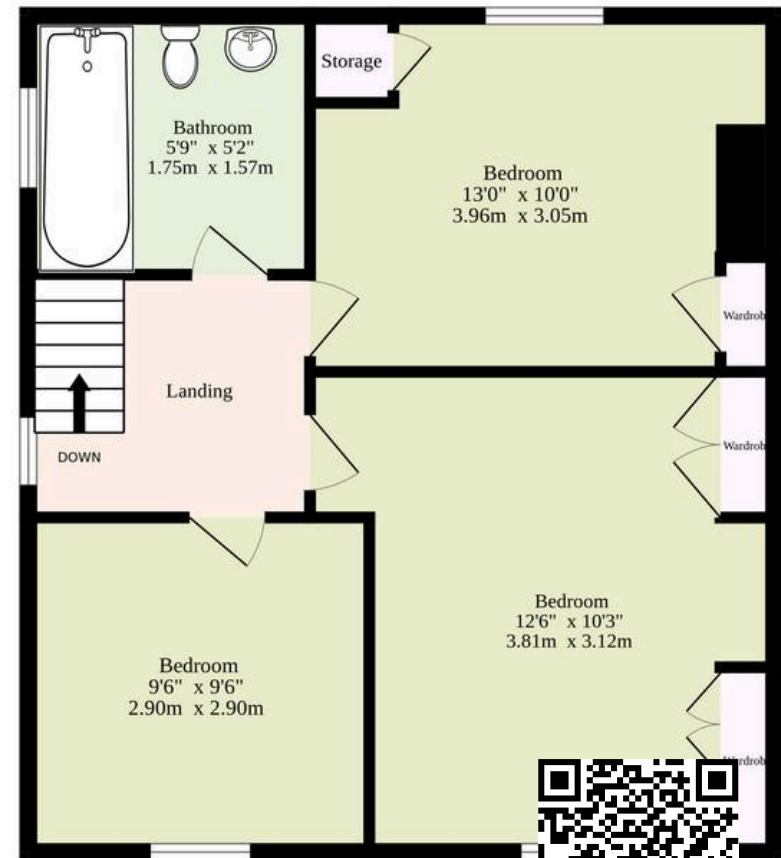
Connected to oil-fired heating, alternative drainage, mains water and drainage.



Ground Floor
499 sq.ft. (46.4 sq.m.) approx.



1st Floor
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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