



Beulah House High Street, Fincham

Minors & Brady



Beaulah House High Street

Fincham, King's Lynn

This impressive detached character home offers a wonderful combination of period charm, generous accommodation and exceptional versatility, with a particularly impressive collection of outbuildings adding to its appeal. Beautifully presented and ready to move straight into, the property provides four generously proportioned bedrooms alongside several well-designed reception spaces, making it equally well suited to family life, entertaining and working from home.

The real standout feature, however, is the extensive range of external buildings, including a substantial two-storey barn and a large separate workshop, offering an exceptional amount of additional space and considerable future potential. With previous planning permission granted to convert the barn into a separate two-bedroom annexe, this property offers far more than meets the eye.



M&B



Beaulah House High Street

- Impressive detached four bedroom character home in the sought after village of Fincham, combining period charm with spacious and versatile accommodation throughout
- Beautifully presented and move in ready, with a welcoming interior that retains a wealth of character features while providing comfortable and practical living space for modern family life
- Generous lounge featuring an attractive open fireplace and traditional sliding sash windows, creating a warm and inviting principal reception room with plenty of character
- Well appointed kitchen and breakfast room offering a practical range of fitted units, excellent workspace and space for a large range style cooker, with direct access towards the side of the property
- Separate dining room and dedicated study provide excellent flexibility for both entertaining and working from home, complemented by a useful garden room
- Four generously proportioned bedrooms arranged across the first floor, with a particularly impressive principal bedroom featuring fitted storage and an original cast iron fireplace
- Spacious four piece family bathroom providing a well equipped suite with both a corner bath and separate walk in shower, alongside useful built in storage
- Outstanding range of substantial outbuildings including a large two storey barn and separate workshop, both benefiting from vehicular access, power and lighting
- Previously granted planning permission for the conversion of the substantial barn into a separate two bedroom annexe





Beaulah House High Street

Fincham, King's Lynn

Location

Situated in the rural West Norfolk village of Fincham, Beaulah House enjoys a picturesque setting within a well-established village community. Fincham is centred around the A1122, which provides convenient road connections between the market towns of Downham Market and Swaffham, with King's Lynn also within easy reach. The village has a relaxed character, with a local pub, village hall, primary school and historic Grade I listed St Martin's Church.

The surrounding area is characterised by open Norfolk countryside, with Fincham well placed for exploring both the Fens and the Brecks. Downham Market provides a wider range of shops, supermarkets, services and a railway station, while the historic town of King's Lynn offers further shopping, leisure and cultural amenities. The combination of a traditional village setting, attractive countryside and convenient access to larger market towns makes Fincham a particularly appealing location for those looking to enjoy a quieter pace of life.

High Street, Fincham

The main house is approached through a welcoming entrance hall, which provides access to the principal living spaces and staircase to the first floor.



M&B



Beaulah House High Street

Fincham, King's Lynn

The generous lounge is a particularly characterful room, featuring an attractive open fireplace and traditional sliding sash windows with secondary glazing. The room has a warm and inviting feel, providing an excellent space for relaxing and spending time with family.

Across the hall, the dining room provides a more formal setting for meals and entertaining, while the kitchen and breakfast room offers a practical and sociable space for everyday life. The kitchen is fitted with a good range of units and work surfaces, with space for a large range style cooker and further appliances. A door leads through to the side entrance, providing useful access to the outside.

The dedicated study is another valuable addition, particularly for those working from home, with built in storage providing useful organisation. From the main living accommodation, the garden room creates an additional reception space overlooking the garden. With French doors opening outside, tiled flooring and heating, this is a versatile room that can be enjoyed throughout the year and could work equally well as a relaxed sitting room, reading space or entertaining area.

Upstairs, there are four generously sized bedrooms, providing excellent flexibility for a growing family, guests or those requiring dedicated home working space.



M&B



Beaulah House High Street

Fincham, King's Lynn

The principal bedroom is particularly impressive, with fitted storage, an attractive cast iron fireplace and traditional sash windows.

The second bedroom also benefits from fitted wardrobes and a cast iron fireplace, while the remaining bedrooms offer further comfortable accommodation with built in storage and shelving. The spacious family bathroom is well equipped with a four piece suite, including a corner bath and separate walk in shower, alongside useful built in storage.

Outside, the property becomes particularly impressive, with a generous garden and extensive range of outbuildings providing a level of flexibility that is rarely found. The substantial two storey barn offers a wealth of possibilities and benefits from two sets of double doors, allowing vehicular access, together with power and lighting. The first floor provides further versatile space, while an additional workshop area sits alongside the barn.



M&B



Beaulah House High Street

Fincham, King's Lynn

The separate workshop is another major asset, with large double doors, windows to the side and rear, power and lighting. Whether required for hobbies, storage, a home business or practical projects, this provides an excellent facility and significantly increases the property's versatility.

There are also further sheds and storage areas, ensuring there is no shortage of useful external space.

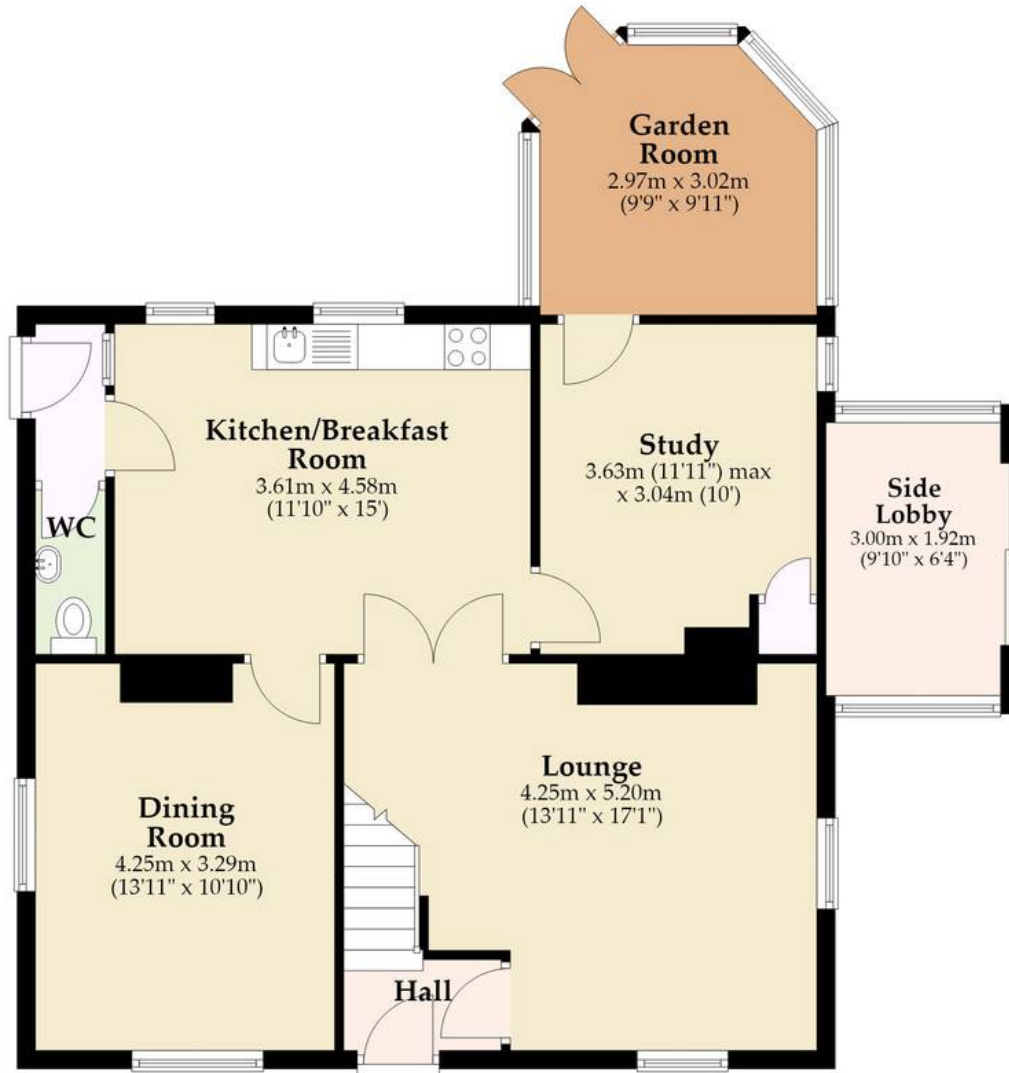
The barn also provides an exciting opportunity for the future, with previous planning permission having been granted for its conversion into a separate two bedroom annexe. This offers considerable potential for those looking to create additional accommodation, subject to the necessary permissions and current planning requirements.



M&B

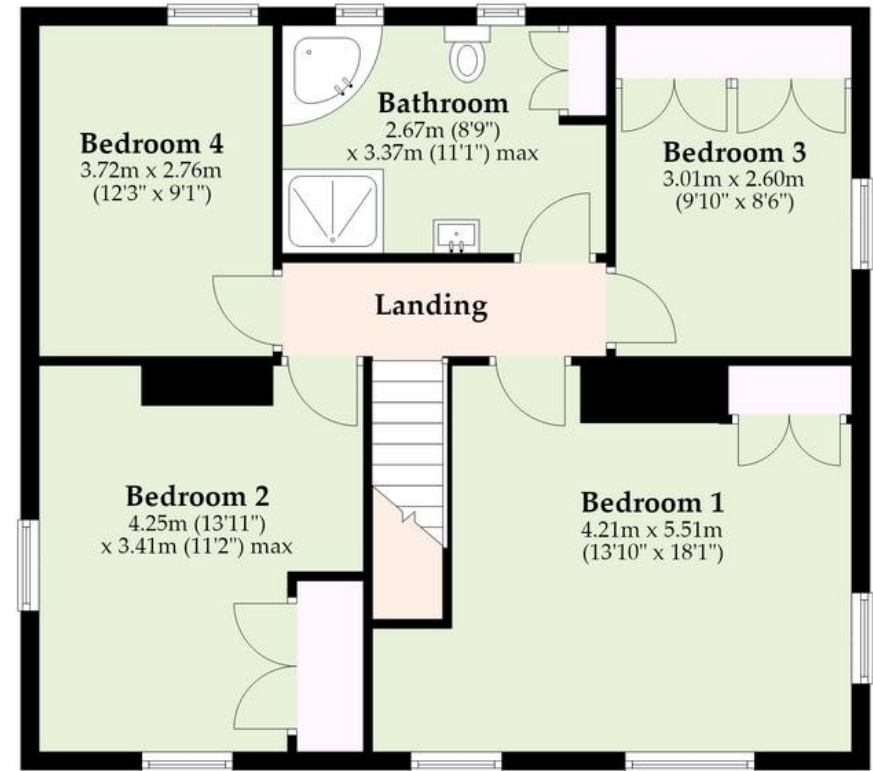
Ground Floor

Approx. 83.0 sq. metres (893.4 sq. feet)



First Floor

Approx. 71.3 sq. metres (767.4 sq. feet)



Total area: approx. 154.3 sq. metres (1660.8 sq. feet)

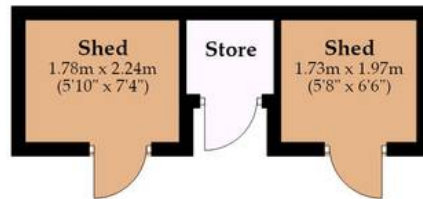
M&B

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.

Plan produced using PlanUp.

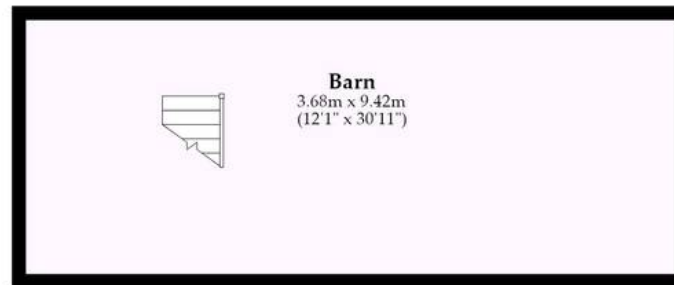
Outbuilding Ground Floor

Approx. 111.6 sq. metres (1201.2 sq. feet)



Outbuilding First Floor

Approx. 34.7 sq. metres (373.6 sq. feet)



Total area: approx. 146.3 sq. metres (1574.7 sq. feet)

M&B

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.

Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



Meet *Kyle*
Branch Manager



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady
Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk