



**Beulah House, Stanhoe**  
Guide Price £995,000





# Beulah House

Bircham Road, Stanhoe, Norfolk

PE31 8PT



*A superb modern brick and flint family home with 4 bedroom, 2 bathroom accommodation standing in 0.63 acre gardens and grounds (sts) bordering countryside.*

## DESCRIPTION

Beulah House is an attractive detached family home, traditionally built of brick and flint beneath a pantiled roof, enjoying a charming setting with open views over the surrounding countryside on the edge of the popular and well situated village of Stanhoe. Additional features include oil-fired central heating, an open fireplace in the sitting room and double glazing throughout, with many rooms taking advantage of the attractive rural outlook.

The property offers spacious family-sized accommodation beautifully presented in neutral tones but also offering huge scope to enhance further and extend. Planning permission was granted on 10 January 2023 by the Borough Council of King's Lynn and West Norfolk (reference 22/01909/F) for a substantial extension providing an open-plan kitchen, dining, and living area, together with a first floor balcony and conversion of the roof space. Please ask Belton Duffey for more information.

## GROUND FLOOR

The property is entered via an inviting entrance hall leading to an open plan kitchen/dining room, complemented by a separate utility room, cloakroom and a cosy double aspect sitting room with an open fireplace.

A ground floor shower room adds further practicality and flexibility to the layout. French doors lead out from both the sitting room and dining area with fine views over the gardens and countryside beyond.

## FIRST FLOOR

Upstairs, a spacious galleried landing gives access to 4 bedrooms, together with a family bathroom and cloakroom with many of the rooms enjoying far reaching views over neighbouring countryside.







***what3words: ///recorders.conspire.mimed***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **OUTSIDE**

Outside, Beulah House is approached via an extensive gravelled driveway, set well back from the road and offering generous parking as well as access to a detached double garage. The property is surrounded by mature gardens and grounds of approximately 0.63 acre (subject to survey), providing both privacy and a sense of space in this peaceful countryside setting.

Designed for low maintenance, the gardens are predominantly laid to lawn and dotted with established trees, with an additional block-built garage/workshop. A gravelled terrace extends from the kitchen/dining room and from the French doors of the sitting room, creating an attractive area for outdoor relaxing and entertaining.

## **SERVICES AND EPC RATING**

Mains water, private drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

Borough Council of King's Lynn and West Norfolk. Council Tax Band D.

## **TENURE**

This property is for sale Freehold.

# **Beulah House**

Bircham Road, Stanhoe, Norfolk

PE31 8PT











## SITUATION

Stanhoe is a delightful village in north Norfolk, centred around a crossroads and a large natural pond that provides a haven for geese and wildfowl. Just a mile inland from the North Norfolk coast - an Area of Outstanding Natural Beauty renowned for its vast sandy beaches and endless skylines - Stanhoe offers the perfect balance of tranquillity and accessibility.

At the heart of the village is The Duck, a highly regarded pub and restaurant serving excellent food and real ales, alongside the attached Stanhoe Stores, which stocks a range of essentials, local treats, and gifts. The village is also home to All Saints' Church, whose origins date back to the late 13th century, which was later restored in the Victorian era and features beautiful stained glass.

Despite its peaceful setting, Stanhoe's position just off the B1155 makes it ideally situated for exploring both the coast and the surrounding countryside. Nearby, the coastal villages of Burnham Overy Staithe and Brancaster Staithe offer natural harbours and facilities for sailing enthusiasts, while golfers can enjoy the acclaimed courses at Brancaster and Old Hunstanton. For those who prefer horse racing, Fakenham Racecourse is within easy reach. Just five miles to the north east lies Burnham Market, one of Norfolk's most sought after villages, distinguished by its elegant Georgian architecture and attractive Market Place. From King's Lynn, mainline rail services provide a convenient link to London King's Cross, making Stanhoe both a charming and well-connected place to call home.







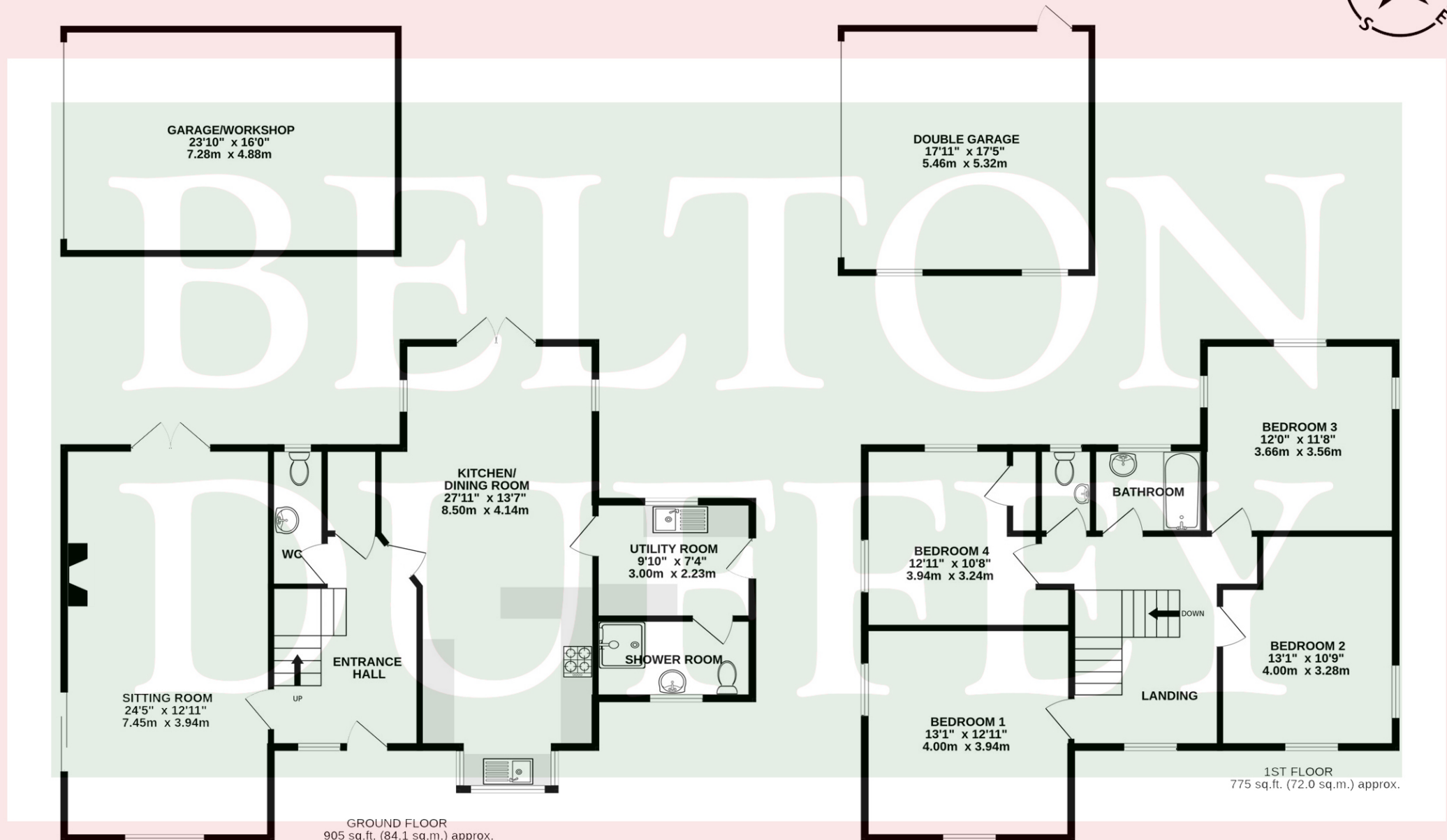






# Beulah House, Bircham Road, Stanhoe, PE31 8PT

TOTAL APPROX. FLOOR AREA 1680 SQ.FT (156 SQ.M.) not including outbuilding



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans 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.





**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.







**King's Lynn**

T: 01553 770055

E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

**Fakenham**

T: 01328 855899

E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

**Wells-next-the-Sea**

T: 01328 710666

E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

**[beltonduffey.com](http://beltonduffey.com)**