

abbotFox
Bespoke.



Beeston Hall Farm

Beeston Regis, NR27

"Not just simply a renovation project, but the chance to complete a statement home in one of North Norfolk's most sought-after coastal settings"

Samuel Le Good | Partner





Introduction

An exceptional opportunity to take on and complete a truly striking farmhouse, forming part of an exclusive coastal development in Beeston Regis. Offering approximately 4,300 sq ft of accommodation, a two-acre paddock (stms), generous gardens and self-contained ancillary accommodation, this is a rare chance to create a landmark home in one of the most desirable parts of the North Norfolk Coast.

Renovation and extension works are already underway, providing a strong and well considered starting point for a purchaser with vision. The property is offered sold as seen, with full plans available upon request, allowing the next owner to shape the final finish and specification to suit their lifestyle.

The Main House

The main residence has been designed to deliver expansive, flexible accommodation suited to modern family living. Plans include a substantial kitchen family room (by way of extension), a generous lounge, cinema room and a dedicated office or gym, complemented by practical additions such as a dog and boot room.

Seven bedrooms are arranged to provide excellent versatility, including an impressive principal suite and several en suite bedrooms, ensuring both comfort and privacy for family members and guests. The scale of the accommodation allows the home to adapt effortlessly to changing needs, whether for growing families, home working or entertaining on a larger scale.

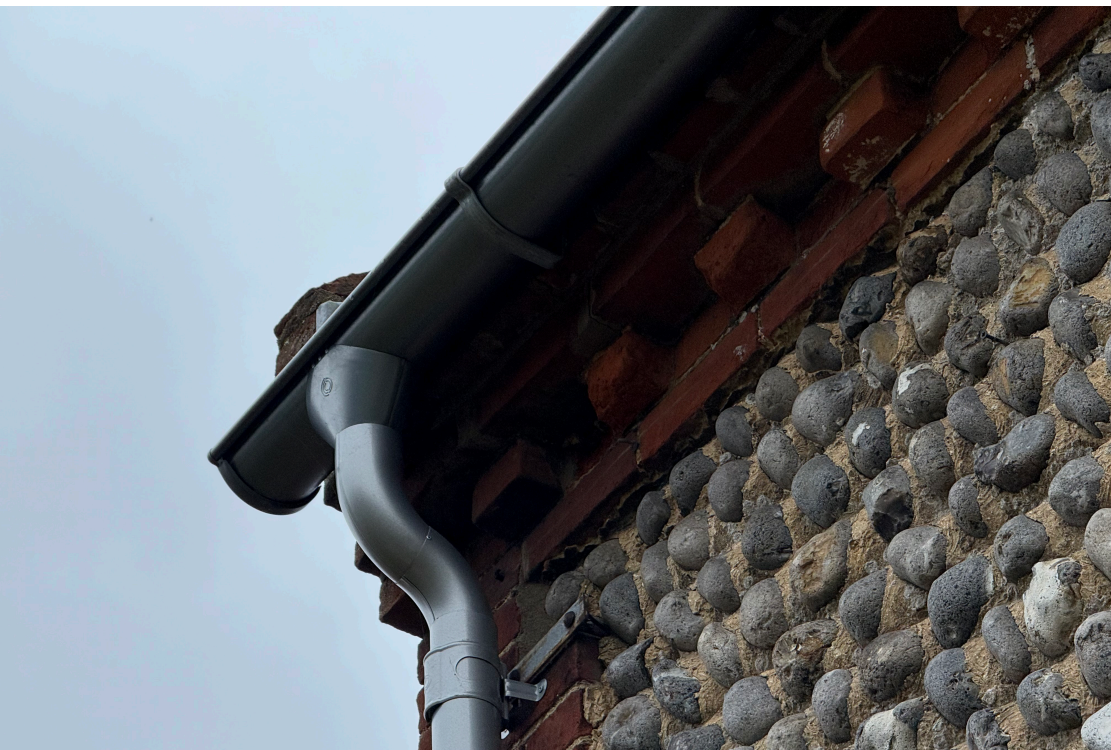
Studio/Annexe

Set above the garage, the fully self-contained studio offers a valuable and highly versatile addition. Designed with its own living space, bedroom area and shower facilities, it is ideal for use as holiday let accommodation, a private guest suite or independent living for extended family members, all while maintaining separation from the main house.

Grounds and Lifestyle

Externally, the property enjoys a generous rear garden alongside a paddock of approximately two acres, offering a rare balance of space, privacy and rural appeal so close to the coast. The grounds provide excellent scope for landscaping, recreational use or simply enjoying the open setting. Positioned within a select development of just eleven superior homes by the esteemed luxury house builder McNamara, the property combines exclusivity with a strong sense of place.







First Floor

Above Garage

Ground Floor



10

Families

The property sits directly next to Beeston Hall School, a well-regarded independent preparatory school, making this an exceptional option for those with younger children seeking a convenient and well-supported daily routine.

The surrounding area offers a strong sense of community, with open countryside, coastal walks and outdoor space encouraging an active lifestyle from an early age. Further schooling options are available in nearby Sheringham and Cromer, which also provide secondary education, leisure centres, sports facilities and a wide range of family-focused amenities.

Combined with the scale of the accommodation, generous gardens and adjoining paddock, the property is ideally suited to growing families, multi-generational living or those seeking space, flexibility and long-term lifestyle appeal in a coastal setting.

Location

Beeston Regis is a historic and highly sought after village positioned between Sheringham and Cromer. Surrounded by open countryside and dramatic coastline, the area is celebrated for its natural beauty and relaxed pace of life.

From the doorstep, there is easy access to the National Trust's West Runton and Beeston Regis Heath, offering woodland walks and far-reaching coastal views. Nearby West Runton provides village amenities, cafés, restaurants, a popular public house and a railway station, while the A149 coastal road connects the area with the wider North Norfolk coastline providing easy access to both Sherringham and Cromer.



Our Agent's View

“This is a genuinely rare opportunity to complete a substantial and beautifully conceived home in one of North Norfolk’s most desirable coastal settings. The combination of scale, land, flexibility and location makes this an exciting proposition for buyers looking to create something truly special.”

Samuel Le Good | Partner



abbotFox
Bespoke.



Agent's Details



Samuel Le Good | Partner

samuellgood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellgood

Kingsley House
2a Upper King Street
Norwich
NR3 1AH



Disclaimer - In accordance with the Property Mis-descriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy