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THE STORY OF

# Chandlers House

*Snettisham, Norfolk*

SOWERBYS





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# Chandlers House

Pedlars Mews, Snettisham, Norfolk  
PE31 7XQ



Grade II Listed Home

Popular Village Location

Generous Sitting Room with Logburner

Spacious Fitted Kitchen and Separate Utility

Dining Room

Four Bedrooms

Two Bathrooms and Two Additional WCs

Period Features

Garage

Enclosed Garden



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“We love watching the world go by,  
from the large sitting room windows...”

Strolling through the historic quarter of Snettisham admiring the wealth of traditional buildings and you chance upon Chandlers House, a quintessential character property, and its easy to wonder what lies within...

From the moment you step into the hallway there is a sense of calm and you immediately notice the traditional tiled flooring, leading your eye through into the spacious sitting room, with two

picture windows to the front and ample space to entertain. Across the hallway is a formal dining room where this family have held wonderful parties, hosting family and friends alike. The kitchen is light and airy with a good selection of base and wall units and a doorway into the utility room with fitted sink and door to the rear. There is a WC on the ground floor and a further door to the rear at the end of the hallway.









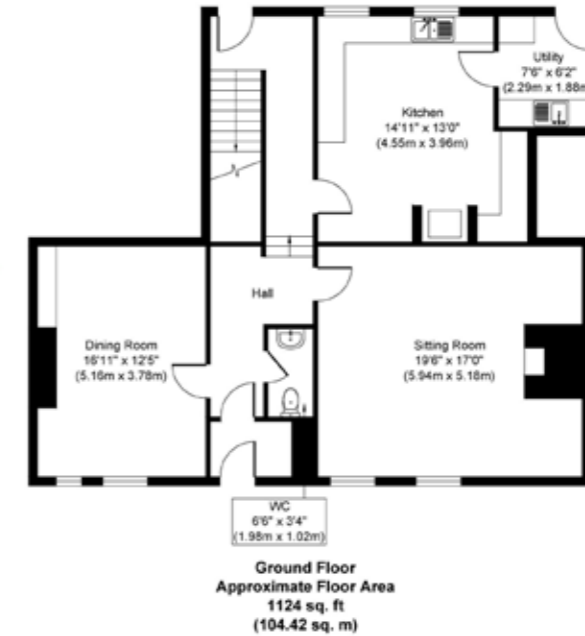
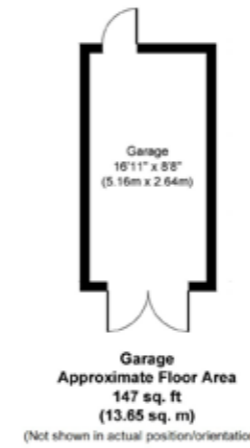
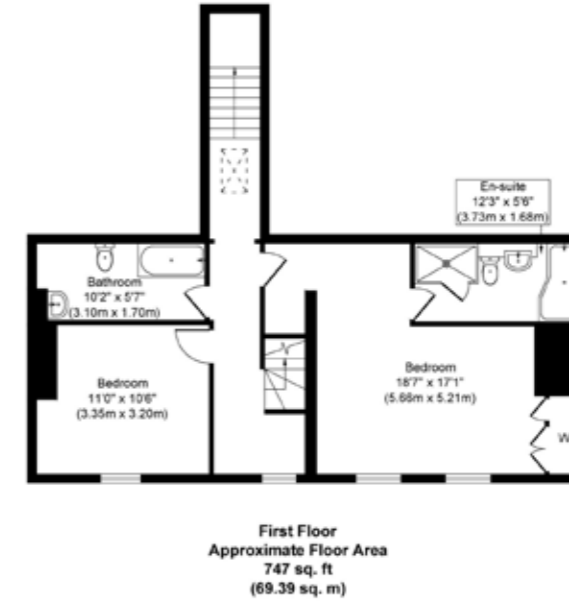
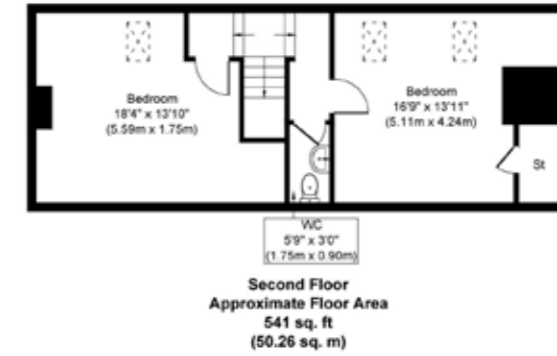
That feeling of peace and tranquility carries on as you head upstairs to the four bedrooms which are arranged over two floors, with the principal bedroom having built in wardrobes and an en-suite. There is a further bathroom on this level and a small seating area overlooking the front of the property which is a perfect place to read a book and reflect on the day. On the second floor there are two further bedrooms and a WC.

“Moving here has allowed us a slower pace of life...”





To the rear of the property is an enclosed garden which has been hard landscaped for ease of maintenance with borders containing a selection of attractive plants and shrubs. There is a summerhouse which the owners love using in the afternoon whilst enjoying a glass of wine and socialising with friends. The garage has a personal door to the rear and there is a gate leading to the parking area.



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.



ALL THE REASONS



# Snettisham

IN NORFOLK  
IS THE PLACE TO CALL HOME



For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church which sits on a hill behind the village centre was built in the 14th century and has an 172ft spire that was once used as a landmark for ships on The Wash, and described by architectural historian Pevsner as, "perhaps the most exciting decorated church in Norfolk".

Follow the hill down to the village and you'll pass the Rose & Crown pub, which has won numerous awards. Diners are spoiled for choice as Snettisham is also home to The Old Bank, which was named The Good Food Guide Best Local Restaurant in 2019 and is also listed in the Michelin Guide. For coffee, brunch or an evening of wine, nibbles and jazz, try the sister business next door, The Old Store.

Snettisham is home to a RSPB nature reserve and Wild Ken Hill, a rewilding site using regenerative farming to return the land to its natural stage. Walk or cycle the old farm path from the A149 to watch the spectacle of migratory birds soar and settle on the edge of the lagoons. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing, alongside a vibrant social events calendar.

Whatever pace you enjoy, there can be few places as appealing as Snettisham to enjoy some of the finer things in life.



Note from the Vendor



Snettisham Beach and Wild Ken Hill nature reserve

"The nature reserves and Snettisham and Ken Hill are some of our favourite places to explore."

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

# SOWERBYS



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