



THE STORY OF

The Windmill

Heacham, Norfolk

SOWERBYS



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The Windmill

Ringstead Road, Heacham, Norfolk
PE31 7JA



Impressive Family Home

Large Gardens

Immaculate Condition

Six Bedrooms and Three Bathrooms

Office

Home Gym

Outdoor Kitchen and Seating Area

Swimming Pool

Large Driveway

Double Garage



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“The tower was built to provide a holding space for water and help provide the village community with water.”

Glancing up the driveway and catching a glimpse of The Windmill, it is easy to get lost in thoughts of what lies within this beautiful property.

With such a handsome facade and an imposing water tower, one can only imagine what it would be like to live in a house like this.





Once you have entered the hallway, through the impressive front porch, the first thing that you feel is a sense of calm. This is, arguably, because of the sense of space that The Windmill offers, one so often achieved in a more traditional property.

There are an abundance of rooms on the ground floor with a formal sitting room, large dining room, which has played host to many family gatherings over the years, and a beautiful garden room. This room overlooks the grounds and were built by the original owner to reflect the style that they had got used to out in New Zealand.

“How amazing to bring up children here - and entertain our family and friends - in this wonderful home.”

Arguably, the heart of any home is the kitchen and this one certainly won't disappoint. Converted from what was once the billiard room, the current owners have designed an opulent yet usable space with everything you could want - from the Aga cooker, solid wood flooring and a roof lantern which bathes the room in light. Importantly for this family there are doors leading to the outdoor dining area and the manicured lawns, somewhere our clients often sit to enjoy breakfast and a morning coffee.





“Our home has a unique history. It was built in 1896 for the Rolfe family from Heacham Hall. After arriving back from farming in New Zealand, Rolfe wanted to build a family home and grounds in the style of those he had seen there.”





The ground floor still has so much more to offer. There is study, a perfect place to grab some alone time, or the office area - key for families wishing to work from home. Downstairs still there is also a shower room and even a home gym, the perfect place for working away any worries, clearing the mind and improving the body.

“We’ve been here 15 years and the village is still and lovely and welcoming as it first was.”



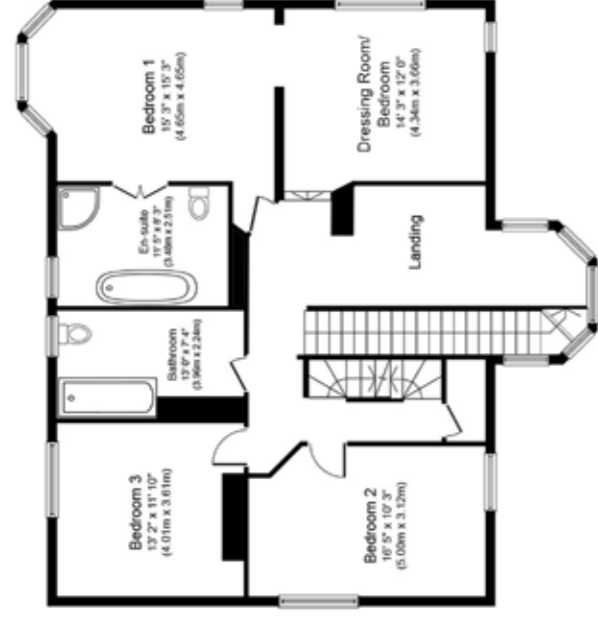
Heading up to the first floor, with an impressive landing and seating area, there are three large bedrooms with the principal having an impressive en-suite with a roll-top bath and walk-in dressing room. There is another bathroom on this floor which services the other bedrooms.



On the top floor there are two further bedrooms and storage space.

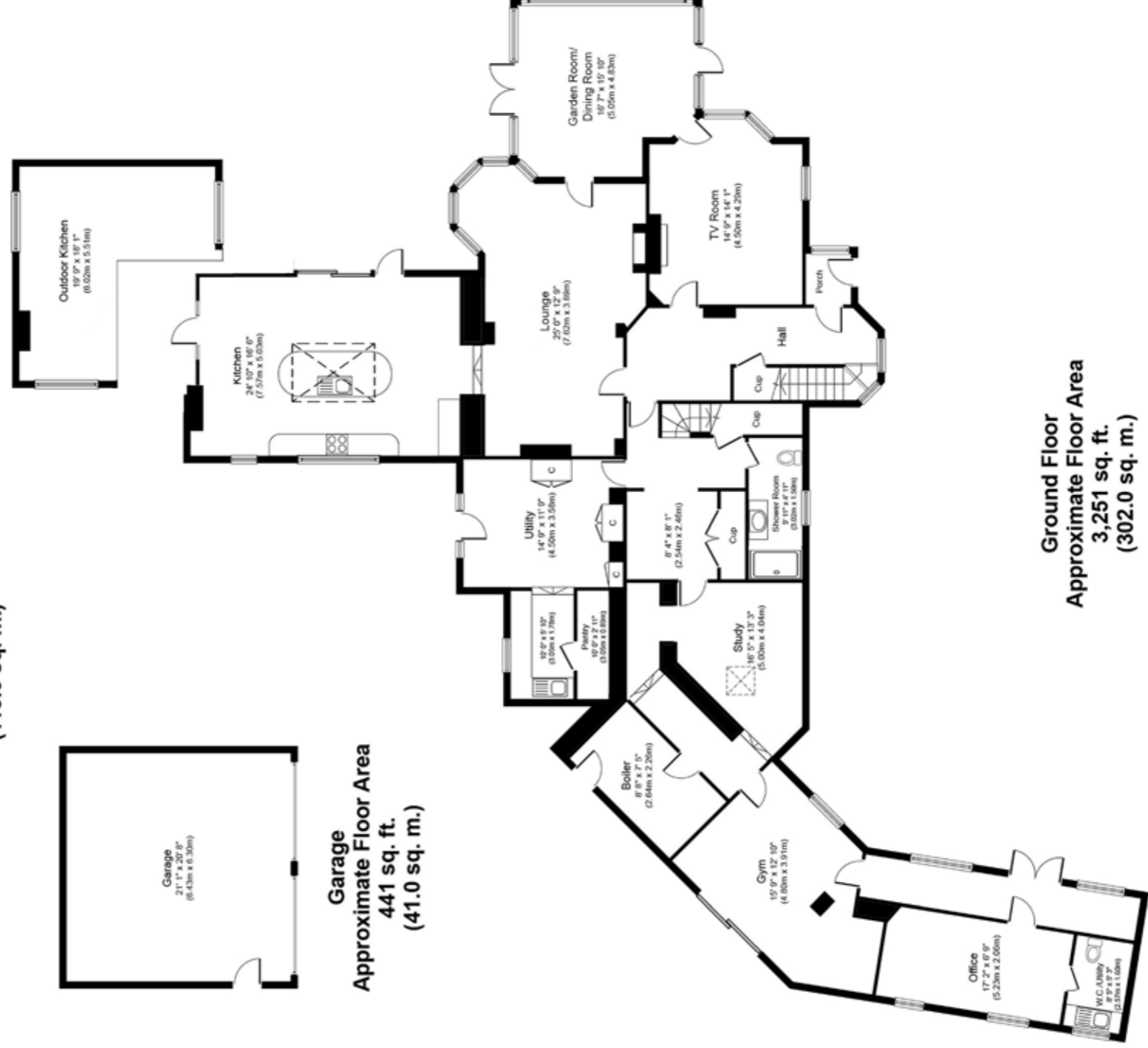






Second Floor
Approximate Floor Area
538 sq. ft.
(50.0 sq. m.)

First Floor
Approximate Floor Area
1,238 sq. ft.
(115.0 sq. m.)



Ground Floor
Approximate Floor Area
3,251 sq. ft.
(302.0 sq. m.)

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.

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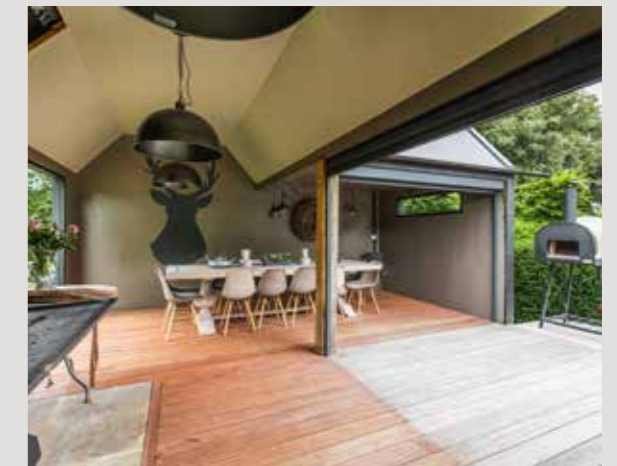
For this family, the outside space has played a major part in their life. Whether it has been watching the children grow up, enjoying the space playing with their friends, or entertaining friends or family alike - there's been no better place. The barbecue room has been a huge part of this and is a great place to cook, dine and enjoy life.

Most people would think that a house of this stature would be incomplete without a swimming pool, but thankfully The Windmill does have its own. The owners have really given good thought about its setting and it offers a degree of privacy, but also feels part of the outdoor living space.

“We’ve had such a great time living here. It’s calming, attractive and homely.”

It is fair to say that this really is a home for all seasons and occasions. The current owners made sure that there was room for their family, friends and guests with a large driveway and double garage - with parking for a dozen vehicles and possibly more.

The memories of this fantastic home will live with our clients forever, but it is now time for them to say a fond farewell and give someone else a chance to make their own dreams come true at The Windmill.





ALL THE REASONS



Heacham

IN NORFOLK
IS THE PLACE TO CALL HOME



Norfolk Lavender on the A149 coast road is the landmark that tells you you've arrived at Heacham. Long popular with local families, thanks to a thriving primary and junior school, the village is large and offers a diverse blend of period properties and newer additions, plus a growing number of stunning beachfront houses, many with beautiful, first floor living areas that take full advantage of their shoreline position and rolling sea views.

Along with numerous pretty carrstone period houses, the village has grown in recent years and is bordered by a new development, Butterfield Meadow, on the edge of Hunstanton to the east and Lamsey Lane to the west. It is well-serviced by two supermarkets, Tesco Express and Lidl on the A149, a Post Office, electrical store, chemist, GP surgery and gym, along with an alternative health clinic.

Spending time outside is part of everyday life here – it could be why so many of us become dog owners to enjoy a daily walk or two. Indulge your love of the great outdoors further with a bike ride or game of golf. Cyclists should pit-stop at A E Wallis, which has been selling and servicing bicycles since 1939, or call in at Open Sky Cycles at Wild Ken Hill on the edge of town which organises regular cycle rides. If golf is your game, enjoy a round at Heacham Manor, rated in Golf World's Top 100 Golf Resorts, or perfect your swing at its driving range. Alternatively, slow the pace with an easy walk to one of the village's two beaches where you will find a sandy spot to enjoy one of west Norfolk's legendary sunsets.

It's easy to see why this coastal village offers the best of both worlds and appeals so much to those looking for a much-coveted home within walking distance of the beach and amenities, but without the bustle of a busy tourist trap. Come and discover your place in the sun, too.



Note from the Vendor



“We have always lived locally and cannot think of anywhere else we would rather be.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 0584-3019-4208-9282-0204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

SOWERBYS



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