

THE STORY OF

49 The Beach

Snettisham, Norfolk

SOWERBYS

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49 The Beach

Snettisham, Norfolk
PE31 7RB



Holiday Home

Two Bedrooms

Two Reception Rooms

Bathroom

Lake Views

Close to the Beach

Ample Parking

April to October Occupancy



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...beautiful views over the lake and beyond.”

Sitting back and enjoying a glass of wine while the sun reflects off the lake you feel you could be anywhere; with the beach just moments away its easy to see why this property has been in the same family's hands for so many years.

On entering the property and you immediately have the sense of being on holiday, with the light and airy kitchen/diner leading through to the sunroom which has fantastic views across the garden to the lake. The sitting room sits at the front of the property with a raised seating area to make the most of the beautiful sunsets.

With two double bedrooms and a family bathroom this will make the perfect home from home. To the front of the property there is ample parking, with the property owning the land on the other side of the road. The jewel in number 49's crown, however, is its rear garden with panoramic views of the lake and open land beyond.

We're often told that buying in north Norfolk is a lifestyle choice and where better to enjoy this than at Snettisham Beach.



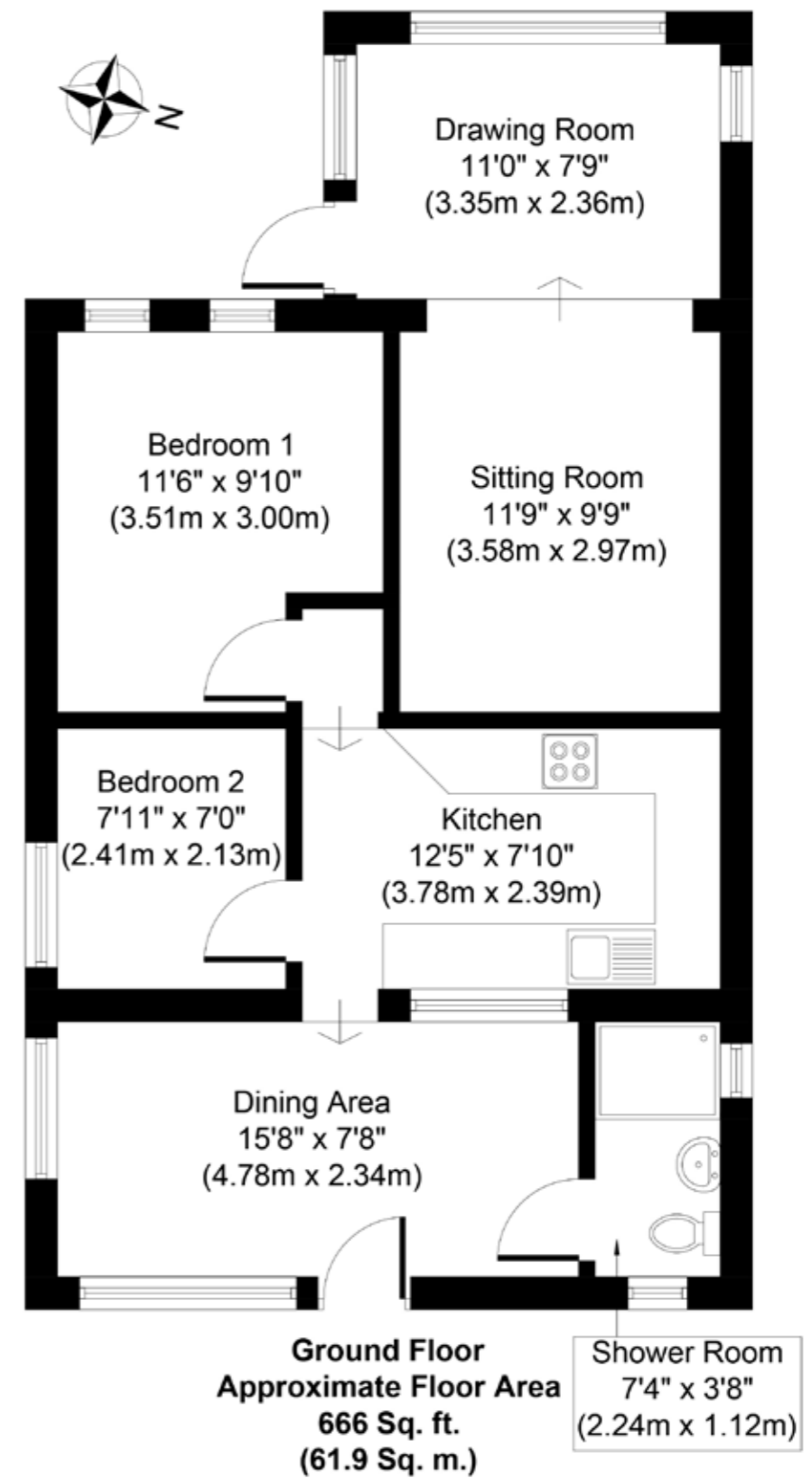


“It’s been lovely seeing very little change and it’s still one of the area’s best kept secrets.”





“Being minutes from the beach has been key to enjoying this home and reducing the stress of modern life.”



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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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 nature reserve

“We love the wildlife and long walks on the beach...”

THE VENDOR



SERVICES CONNECTED

Mains water connected.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

To be confirmed.

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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