



INTRODUCING

92 Shepherds Port Road

Snettisham, Norfolk

SOWERBYS



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92 Shepherds Port Road

Snettisham,
PE31 7UT

●
No Onward Chain

Two Bedroom Unit

Decking Area

Walking Distance to Beach, Lake and Nature Reserve

Space for Boat and Water Sports Equipment

Six Months Usage Freehold Plot

●

Located on a freehold plot with 6 months usage from April to October, 92 Shepherds Port is an exceptionally clean and tidy two-bedroom static unit.

The accommodation briefly consists of light and airy open plan kitchen/diner/lounge area with central fireplace. Two bedrooms and a shower room, with door into principal bedroom.

Outside, the property has a large, nearly full-length decking area and a garden large enough for several vehicles or even boats and water sports equipment.

The owners replaced the unit when they first bought the plot, and this can be done at any time as long as it is a like for like unit. The property can be used from April through to October and has no further restrictions.

92 Shepherds Port makes for an ideal coastal retreat for yourself, friends, and family, with plenty to do whilst located so close to the Beach, Sailing Lake and RSPB Reserve.

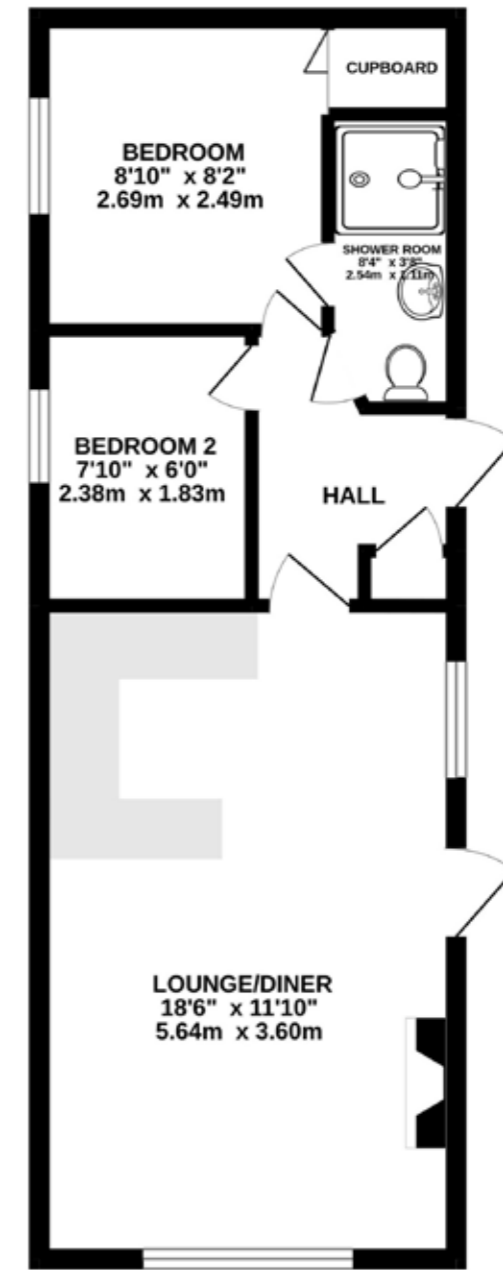
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GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 sq.m.) approx.

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

“We love the surroundings here. A walk down to Snettisham nature reserve is always pleasant in the mornings especially, it's very peaceful.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Heating supplied via gas cylinder. Septic tank drainage.

COUNCIL TAX

Not applicable.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property.

TENURE

Freehold.

AGENT'S NOTE

Freehold plot with six months usage from April to October.

SOWERBYS



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