



THE STORY OF

4 Yew Tree Farm

Heacham, Norfolk

SOWERBYS



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THE STORY OF

4 Yew Tree Farm

Station Road, Heacham, Norfolk
PE31 7AW

●

A Four/Five Bedroom Detached House

Two Bathrooms and a Separate WC

Two Reception Rooms

Conservatory

Double Glazed Windows Throughout

Large Utility Room

Double Garage

Rear Fully Enclosed Large Garden

●

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“A large and peaceful family home in an incredibly friendly village.”

The combination of a property’s features and its location are really the key factors in what can make a house, into a home. Here, 4 Yew Tree Farm could truly offer a new custodian a great blend of the two.

Our clients have loved being located in the popular coastal village of Heacham and despite having only lived here for four years, have made friends for life.

They’ve enjoyed the community spirit and the friendliness of the village; finding their home to be peaceful, but benefitting from the ability to step out of their front door and find an assortment of amenities - along with a quaint beach.

The home itself is perfect for a family, being extremely versatile with space for hosting a plethora of gatherings within its reception rooms.





Once you enter the property you immediately get sense of space. You're greeted with a welcoming hallway which leads you to a large sitting room, with a feature fire surround and doors leading to the conservatory, which is the owner's favourite part of the house. They have often enjoyed a morning coffee from here, watching the birds in the property's large garden.

The formal dining room also holds fond memories, having played host to many Christmas gatherings.

The downstairs is finished off with a large utility room and a separate snug, which could also act as a fifth bedroom - showcasing this home's versatility.



As you ascend the stairs from the entrance hall, you find yourself on the first floor landing.

From here you have access to all four bedrooms, with three being comfortable doubles.

The principal bedroom has the added benefit of built-in storage and an en-suite shower room.

The family bathroom serves the other bedrooms, with one of these currently being occupied as an office - ideal for those wishing to work from home.





“We have only been here for four years but have loved the friendly village and the slower pace of life.”

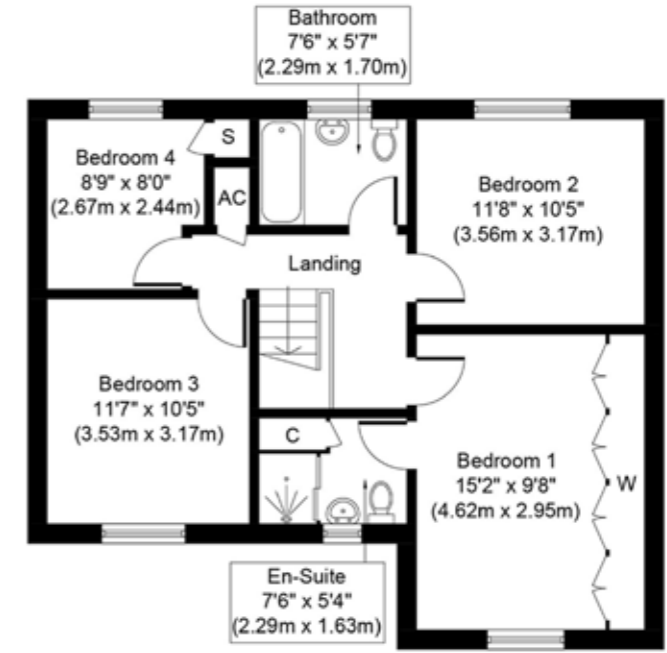
What really separates this property from others, is its outside space.

The home is set back from the road with a large gravel driveway, ideal for ample parking - especially when hosting those memorable family gatherings. There is also a double garage, perfect for homing a special or well-loved vehicle - or ideally used as extra storage.

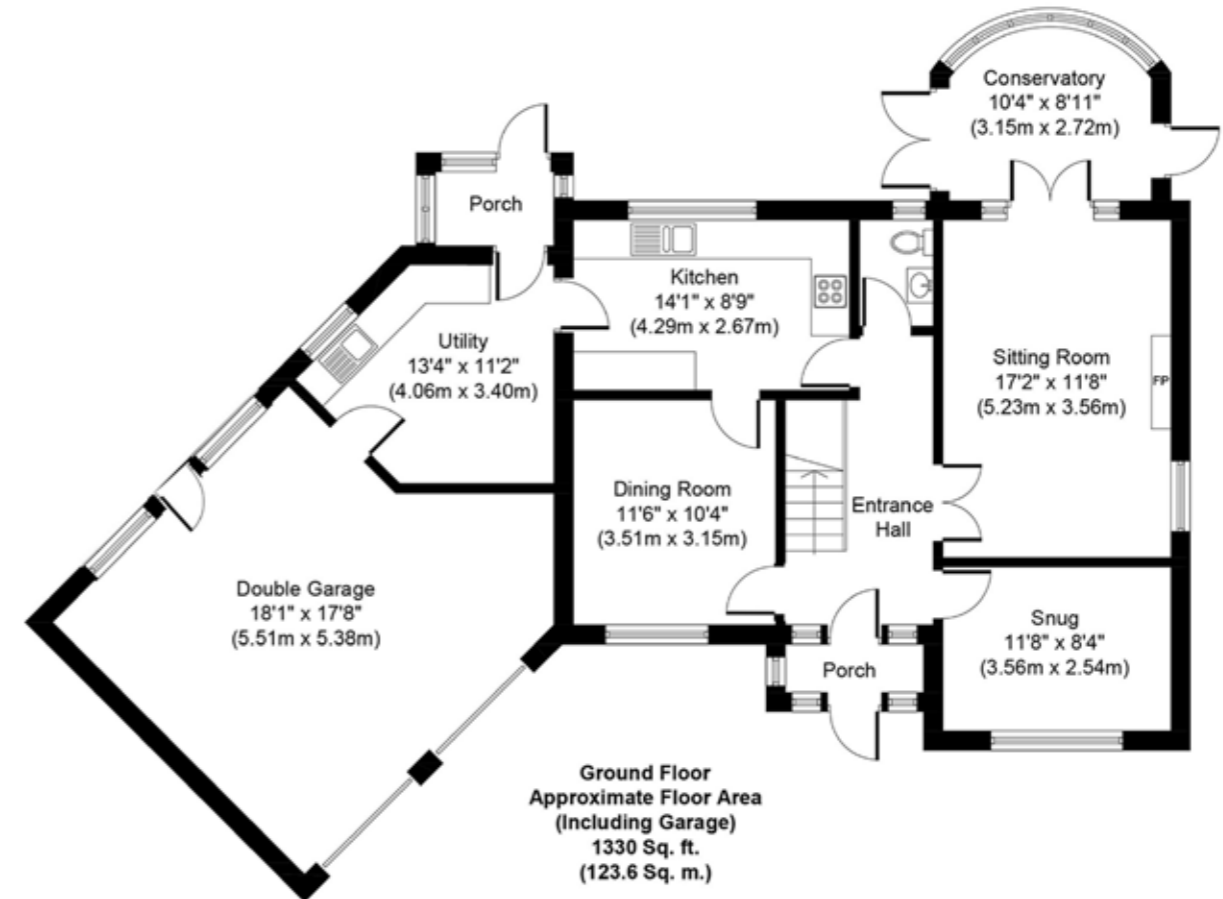
To the rear of the house is a large garden which has been a labour of love for these owners. Whilst most is laid to lawn, they've also created separate areas to benefit from the coastal sunshine, all day round. A fenced-off seating area has been the ideal space for relaxing in - especially with a glass of wine, often in the company of friends.

It is clear that 4 Yew Tree Farm boasts so much, both inside and out of its boundaries. In a location as popular as Heacham, within reach of so much of Norfolk's fabulous coastline and a house able to cater to the perfect family life - this might just be your forever home.





First Floor
Approximate Floor Area
693 Sq. ft.
(64.4 Sq. m.)



Ground Floor
Approximate Floor Area
(Including Garage)
1330 Sq. ft.
(123.6 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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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-served 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



Note from the Vendor



“We’ve loved sitting in the garden, with friends, enjoying a glass of wine.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0431-2887-7758-9321-6471

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.

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SOWERBYS



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