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THE STORY OF

# 24 Southgate Lane

*Snettisham, Norfolk*

SOWERBYS



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# 24 Southgate Lane

Snettisham, Norfolk  
PE31 7QN



Attractive Carrstone Cottage

Two Reception Rooms

Two Bedrooms

First Floor Bathroom

South-Facing Rear Garden

Off-Road Parking for Two Cars

No Upward Chain



Just a few minutes walk from the bustling village centre sits 24 Southgate Lane, a traditional carrstone cottage, built in 1911, and tucked away in a private location.

Owned by the same family for many years, this traditional cottage has two reception rooms making the home a perfect space to spread out. The kitchen enjoys views overlooking the rear garden. The property has some lovely traditional features in keeping with the age of the home.

There are two double bedrooms on the first floor and a good-sized family

bathroom.

Outside there's a small garden to the front, access to the side which leads to the rear south-facing garden, which is mainly laid to lawn, and the home benefits from having off-road parking for two cars.

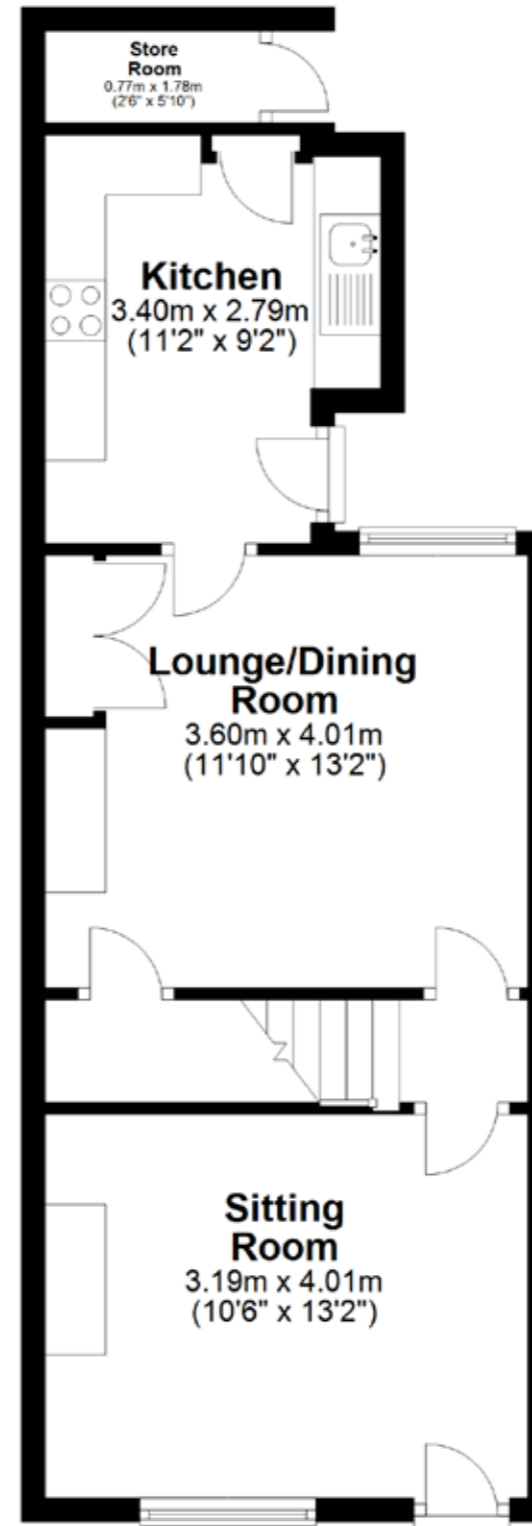
With modern UPVC double glazed windows, A-rated and installed in August 2020, along with a gas fired central heating, and a loft - which subject to planning regulations could potentially be converted for additional living space - this home is ready for the next owner to put their stamp on it.

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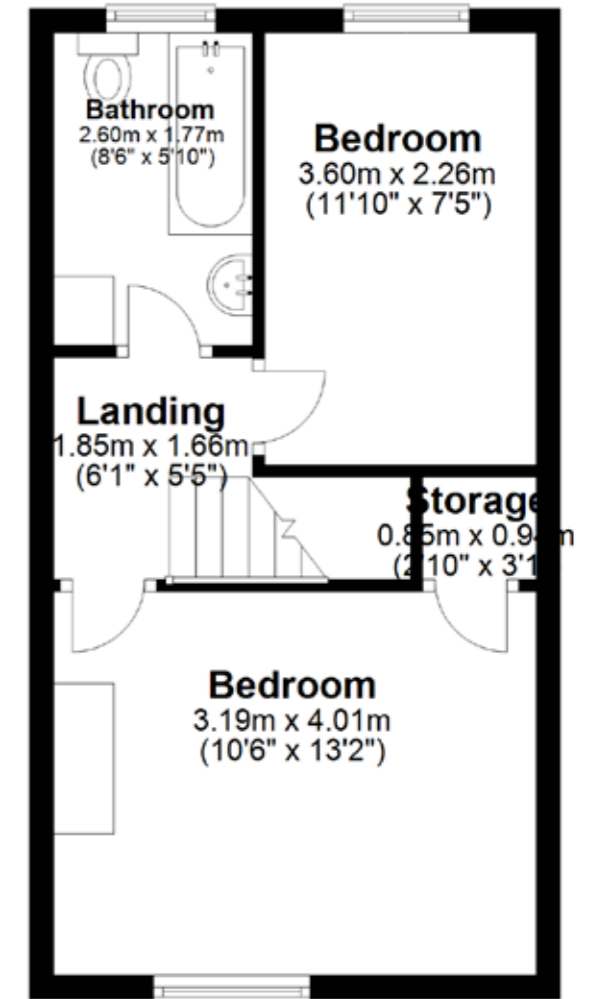
### Ground Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



### First Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



Total area: approx. 72.1 sq. metres (775.9 sq. feet)

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



"We have loved owning this and escaping our busy lives for short breaks, especially enjoying Ken Hill Estate and the bird reserve at the beach."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:-2016-7944-1711-3611-9111

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.

AGENT'S NOTE

Some contents may be available to purchase separately, please ask branch for details.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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