

THE STORY OF

Witham House

Heacham, Norfolk

SOWERBYS



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Witham House

41 Ringstead Road, Heacham, Norfolk
PE31 7JA

Detached Family Home

Five Bedrooms

Multiple Reception Rooms

Four Bathrooms

Annexe

Conservatory

Spacious Driveway

Garage

Enclosed Garden

Beautiful Location

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“This has been the perfect home for our clients. It’s extremely versatile and has been a great space to raise a family.”

With its world famous lavender fields, sandy beaches and sea air, Heacham remains one of the most popular village’s on the Norfolk coast.

However, even in a popular and enchanting village, there are still those places which are a hidden gem and gift their occupants an extended level of privacy.

Right on the edge of the village, tucked down the leafy roads towards Ringstead, you find Witham House. Concealed behind a hedge line and a private gate, it’s surrounded by a sense of nature - with the fields and greenery nearby, it makes you feel at one with the Norfolk countryside.

As you approach the home itself, its enchanting front door porch conceals a large and lovely family home.



Step foot through the door and embrace the charming nature. Within only a short while, it's so clearly evident how much of a cherished and much-loved residence this has been.

From its large formal sitting room, with a beautiful fire surround, you're led effortlessly into the dining room - meaning an evening with friends transitions perfectly. This room is at the centre of three adjoining reception rooms and leads you neatly onto a further sitting/dining room. The ability here, to entertain and be at one with family and friends, is remarkable. Open the doors through and create the perfect social space for parties, events and big family meals.

Cooking those big meals is a delight at Witham House. The country kitchen is fabulous with its Aga cooker and long and important work surfaces. There's further ability to make meals with the second kitchen/breakfast room. Looking out over the front of the house, it gifts extra kitchen space along with the perfect area to sit in the morning, as a family, and plan your day ahead.

In this home, much of your day's plans could be spent here enjoying the versatility of the home. Maybe you want to relax in the conservatory with its spacious, bright and encapsulating feel? Or perhaps, pick a good film and set up for a movie marathon in the cinema room?

Adding to the versatility of this home further, is its annexe. With a personal entrance, it offers an extra level of privacy and is perfect for multi-generational living.



“With its welcoming conservatory and enclosed garden, this is a home which is great to hold a garden party or two.”



“Heacham remains very popular, but this location is a real hidden gem.”





Upstairs, this home continues to showcase itself. Three of the four bedrooms of the main house are found here and are well-sized. Each can make use of a separate bathroom facility, with two shower rooms and a family bathroom on this floor, with the latter also housing something extra special in the way of a sauna.

The outside of the home feels as spacious and welcoming as its counterparts inside. Once you've arrived on the driveway, which along with Witham House's garage offers plenty of parking, there's a little seating area to the side, the perfect spot for some afternoon shade in the summer months.

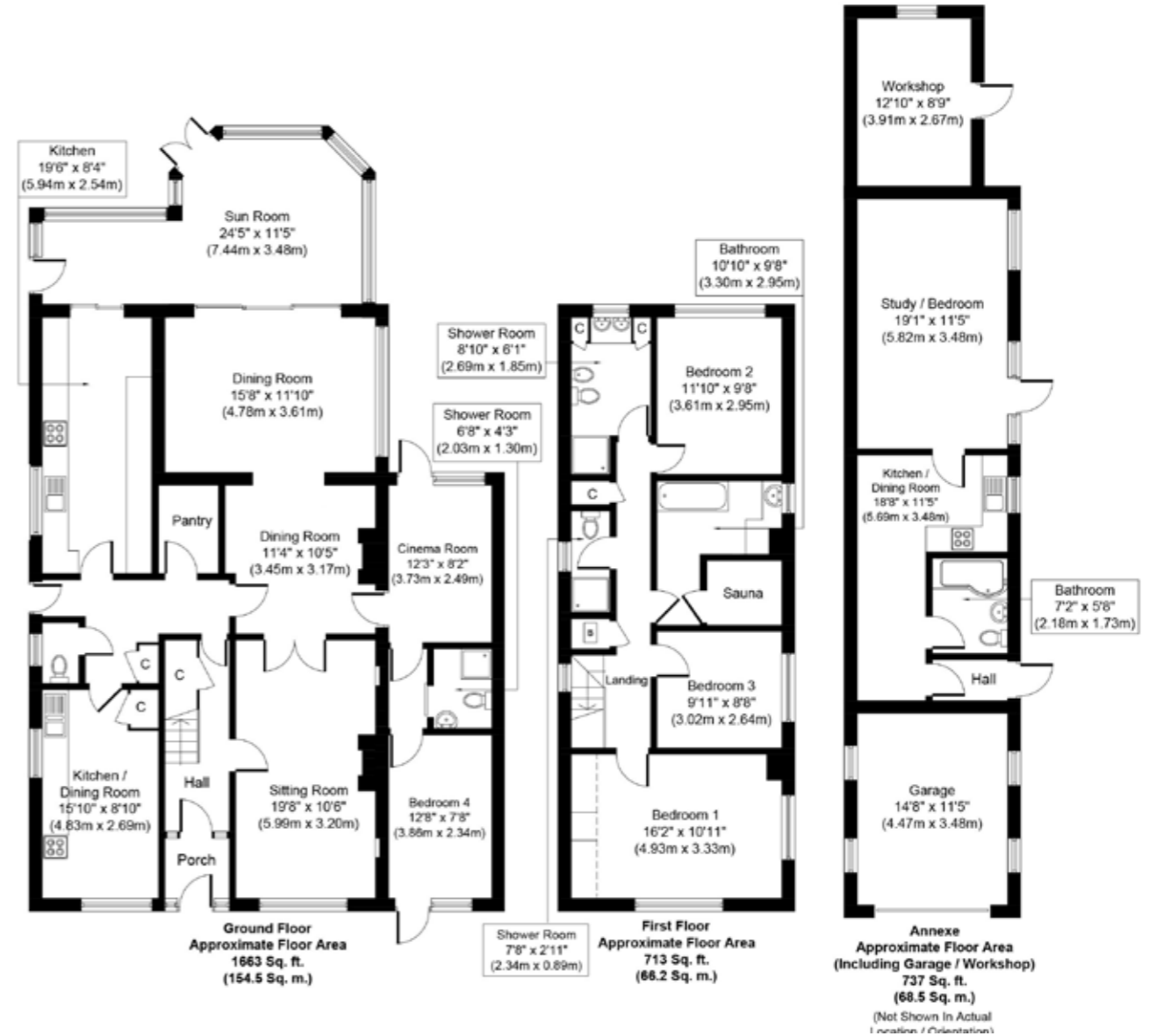
Head to the rear garden for a more enclosed feel. Unwind with the family in your own sanctum. Whether its garden games on the lawn, drinks and a barbecue on the patio, or proudly showing off the lovely plants and shrubbery - this is a perfect spot.

With an incredible location, Witham House gifts the ability to make you feel at one with the Norfolk countryside, but be only mere minutes from the joys of the coast. This is an impressive home, with versatility in abundance and room to grow; yet most importantly - the opportunity to create lasting memories for years to come...





“A spacious, versatile peaceful and welcoming home waiting for its next custodians.”



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. 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 Sowerbys



“The world famous Norfolk Lavender is on your doorstep, a great place for a coffee or two.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 8394-7825-1610-0369-5972

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

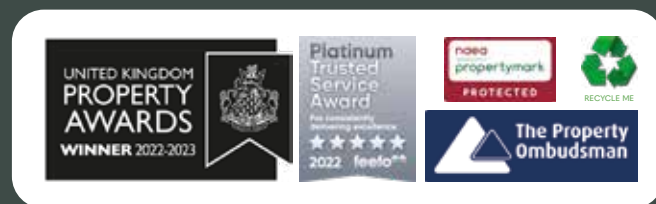
Freehold.

LOCATION

What3words: ///bleak.balconies.alien

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