



## Orchard House

66 School Road | Heacham | Norfolk | PE31 7DH

FINE & COUNTRY

# RURAL RETREAT



Fine & Country are delighted to present this spacious, extremely well presented, impressive residence situated in a quiet position at the end of School Road overlooking fields to the front and rear. The secure, gated entrance opens onto the sweeping driveway to reveal the handsome façade of this home having been built in 2019 by the present owners.



# KEY FEATURES

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This two-storey luxury home was designed and built in 2019 by the present owners and the Architect being Paul Claxton of Claxton Hall Architectural Ltd. The land, which was a coal merchants' yard from 1969, originally an orchard for probably almost a century was bought by the owners' family soon after the closure of the King's Lynn - Hunstanton railway line in 1969. When entering this unique property, you'll be struck by the abundance of daylight that floods in through huge picture windows and multiple skylights. With air-source heating, Celotex insulation to the floors and roof and the walls have rock wool cavity insulation. The house has a low carbon footprint and is comparatively economical to run. Situated at the end of a quiet country road in the pretty village of Heacham, Orchard House is surrounded by fields and open sky. Having spent several happy years in this gorgeous house they built they feel it's time to downsize.

## Comfort and beauty

The property is entered via an open porch into a spacious hall, which the current owners use as a dining area. From the hall, there's access to the kitchen and two reception rooms, and there's a lift to the first-floor landing. The larger of the two reception rooms is used at present as a games room, but it would serve equally well as a dining room or sitting room. Overlooked by a mezzanine, this beautiful room is all about light and space, with one wall taken up chiefly by an impressive full height window. The room features an elegant wood burner and two sets of sliding doors that lead into the garden. The second reception room is used by the owners as a cosy snug. The focal point of this room is a stylish wood burner set within a wide brick fireplace, and on the opposite side of the room, French doors lead out into the garden. The kitchen in this house is quite magnificent. A central island with built-in cooler, five-ring ceramic hob, and "pop-up" (downdraught extractor) fan provides plenty of storage space in the way of cupboards and drawers. The kitchen features granite worktops and includes integral fan oven, steam oven, and dishwasher. French doors at either end of the kitchen lead out onto the garden. A utility room, accessible from outdoors and via the kitchen, includes cupboards, cloakroom, and traditional farmhouse double sink. This room houses the air-source heat pump, and there's plumbing for a washing machine. Air-source underfloor heating and devilishly handsome oyster slate floor tiles run throughout the ground floor.





# KEY FEATURES

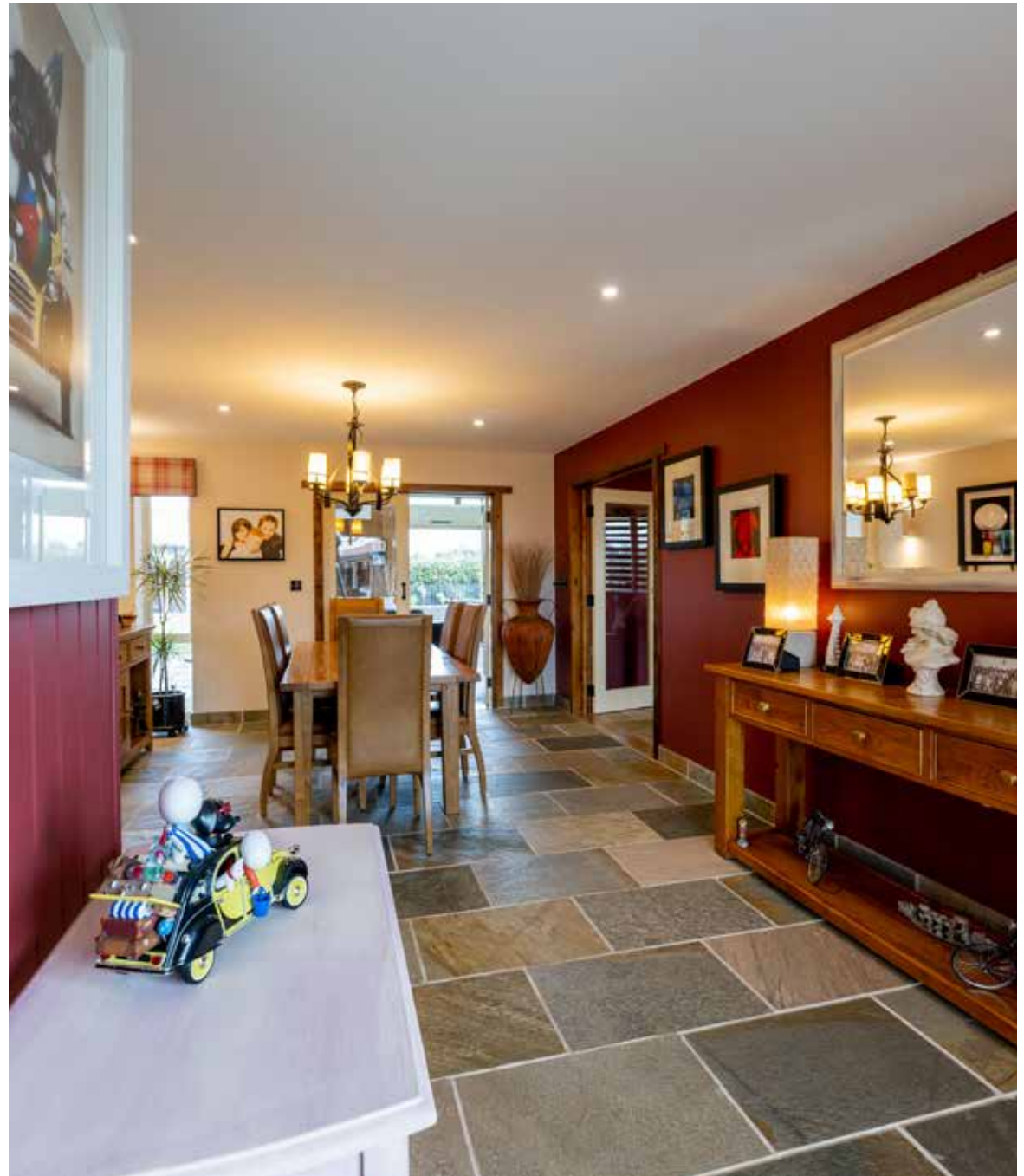
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## Light and space

When you step out of the lift onto the landing, you'll find three doors – each leading to one of three generous-sized bedrooms. Look up, and you'll see three skylights. The master bedroom is a spacious and bright room with fitted wardrobes and spectacular views. A window looks out onto the front of the property, and sliding doors open onto a south-east facing balcony. This room's ensuite includes shower, bath, toilet, and double basin. There's a skylight in the ensuite, and the walls and floor are tiled. The master bedroom leads through to the mezzanine, where a stairway, brightened by the skylight above, takes you to the ground floor. The second and third bedrooms also feature fitted wardrobes and large windows. The tiled ensuites include shower, toilet, and basin – and in the larger of these two bedrooms, the ensuite has a skylight. The first floor is kept warm in colder months by air-source heating to radiators..

## And there's more ...

The property is well protected by CCTV, an intruder alarm, and an electric sliding gate at the entrance. The large driveway, double garage, and cart shed (with electric charger) provide plenty of parking space for residents and visitors. A workshop adjoins the garage, and above, there's a gym with ensuite facilities. And there's one more important element to this stunning property: the summerhouse. Thoroughly insulated, with tiled floor and tasteful décor, this robust structure is so much more than your run-of-the-mill summerhouse. It's perfect for a home office, hobby room or playroom.



































**GROUND FLOOR**  
1893 sq.ft. (175.9 sq.m.) approx.



**1ST FLOOR**  
1415 sq.ft. (131.5 sq.m.) approx.

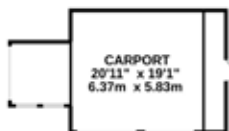
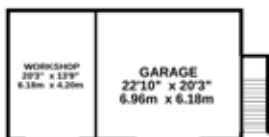


TOTAL FLOOR AREA: 3308 sq.ft. (307.4 sq.m.) approx.

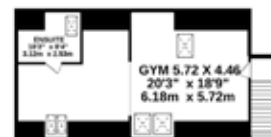
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**GROUND FLOOR**  
1568 sq.ft. (145.7 sq.m.) approx.



**1ST FLOOR**  
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 2361 sq.ft. (219.4 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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# INFORMATION

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Fine and Country Hunstanton Office  
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## On The Doorstep

Located between King's Lynn and Hunstanton, the lively village of Heacham enjoys some thriving businesses and two of its own beaches that won the Best Beach in Norfolk award. Among the local amenities you find Heacham Middle School, doctors, bakery, supermarket, Heacham Football Club, parish library, caravan parks and annual carnival and fete events. The Church of St Mary the Virgin is at the heart of the community where local legend has it that the Indian princess, Pocohontas worshipped at the Church and you will still find a memorial there today. The Norfolk Lavender Farm was founded in 1932 and today the lavender farm exports the product all over the world. While the well-known Hunstanton and Brancaster golf courses are an approximate 10 minute drive.

## How Far Is It To?

Sandringham Estate lies approximately 8 miles away, while the popular seaside resort of Hunstanton is only 3 miles north with its beach and rock pools, swimming pool, indoor leisure centre, theatre and Sea Life Centre. Alternatively, King's Lynn (less than 15 miles south) can offer a wide variety of schools, cultural and leisure facilities, plus a main line railway station with links to London King's Cross taking 1 hour and 40 minutes. The Cathedral City of Norwich lies approximately 43 miles to the South East with all the local amenities you would expect of a county capital including main line station to London Liverpool Street and an expanding airport to the north side of the city with national and international flights.

## Services, District Council and Tenure

Air Source Heating Mains Water and Private Drainage  
Kings Lynn and West Norfolk Borough Council  
Council Tax Band : G £3378.43 PA  
EPC: B  
Freehold

# FINE & COUNTRY

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