



2 Folgate Road
Heacham | Norfolk | PE31 7BN

FINE & COUNTRY

FIVE-BEDROOM CHALET-STYLE HOME



Fine & Country are delighted to present to the market a Four /Five Bedroom spacious detached chalet style property in the popular coastal village of Heacham. The property offers flexible living accommodation which includes a ground floor self-contained two-bedroom annex and wonderful views over the mature garden and surrounding fields. The property benefits from three spacious reception rooms, a kitchen/breakfast room, separate utility room and a fabulous conservatory overlooking the beautiful garden. If you are a keen gardener this property is ideal, it occupies a plot approximately 0.35 acres (STS) and the current owners have cultivated an impressive and well stocked fruit and vegetable garden with raised beds, an impressive fruit cage and a large variety of fruit trees.







- Four/Five bedroom detached chalet property with annex
- Three generous light and airy reception rooms
- Spacious principal bedroom with en suite
- Ground floor family bathroom
- Self-contained annex offering flexible living arrangements
- Impressive and well stocked fruit and vegetable garden
- Driveway and two single garages with ample parking
- Within easy reach of Heacham beach
- Total accommodation extends to 2,793sq.ft

Comfortable and Spacious Home

Having lived at the property for 47 years, the current owners are moving on, but it's not an easy home to say goodbye to. Despite it being a "rundown two-bedroom 1950s bungalow with near derelict outbuildings", to begin with, this property has been transformed into a picturesque and impressive family home over the years.

The current owners instantly saw that the property had enormous potential for modernisation and extension, and they describe how their initial hopes for this family home came to life. It's now a five-bedroom chalet-style house with an attached annexe, perfect for multi-generational living and a summer house.

There is a lot to love about the property, but the conservatory/garden room really stand out as being special. With a southerly aspect and underfloor heating, this room can be used all year round. Whether it's where you dine as a family for meals or the base for gatherings and celebrations, it's a room that ticks many boxes. It feels as though you are sitting in the garden, surrounded on three sides, and so it's the perfect place to relax. It brings the outside in, a feeling which is felt in many parts of the home.

Space to Relax

There is a lot of space in this property, including five bedrooms and four reception rooms, and storage isn't hard to find. You will want to spend hours looking out of the kitchen window and seeing everything the countryside offers. Not many properties can boast a barn owl giving a flying display in the field just five yards from the front door, and there are horses to watch too. When asked to describe the home in three words, the current owners chose "comfortable, spacious and tranquil", and these are the perfect descriptors.

Located in Heacham, this property is surrounded by friendly residents and a sense of community. There are a range of amenities - including a post office, supermarket, chemist and GP surgery - and a variety of social clubs, whilst retaining its village feel. The area is close to the coast, which is great for country walks, and Wild Ken Hill is nearby.



A Garden That's Full of Colour and Life

Set amongst fields on three sides, and set back from the road, this is a home with peace and quiet in abundance. Plus, there are no immediate neighbours, giving you a lot of privacy and space to truly unwind. The once "large, overgrown and neglected garden" is now a gorgeous outside space, and the current owners have really indulged in their passion by planting many trees, shrubs, bulbs and plants. Watching the changing seasons is just one of the many ways to spend your time outside. Plus, you can enjoy tucking into produce from the vegetable garden and the cage for soft fruit. This is a garden that you will want to use throughout the year, not just in the summer months. The summer house is perfect for relaxation with a glass of wine in the warm evenings.

As the seasons change, you can enjoy snowdrops, followed by the various daffodils, and then the bluebells surrounding a lovely wooden sculpture of a springer spaniel. At the same time, the drift of tulips appears along with the colourful anemones, and the various fruit trees blossom. In the summer, roses make a magnificent display along with flowering shrubs and annuals. This is the perfect garden for those who like to be surrounded by foliage, colour and nature.







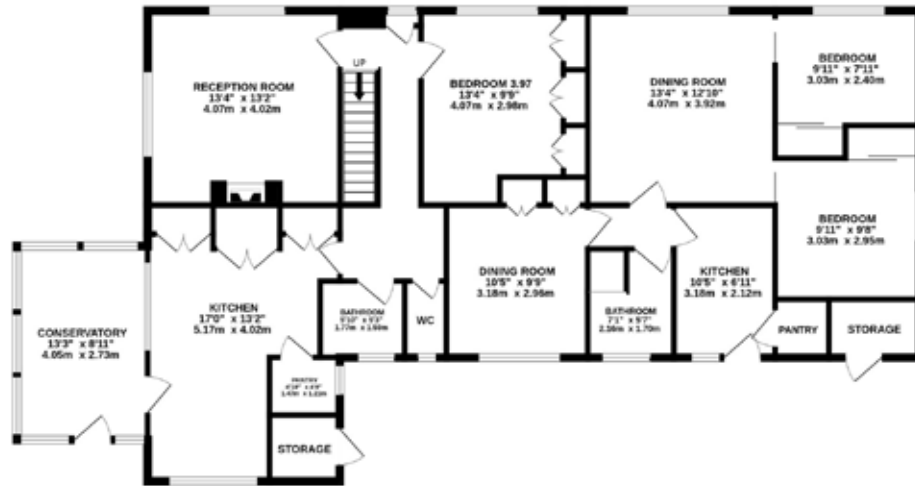




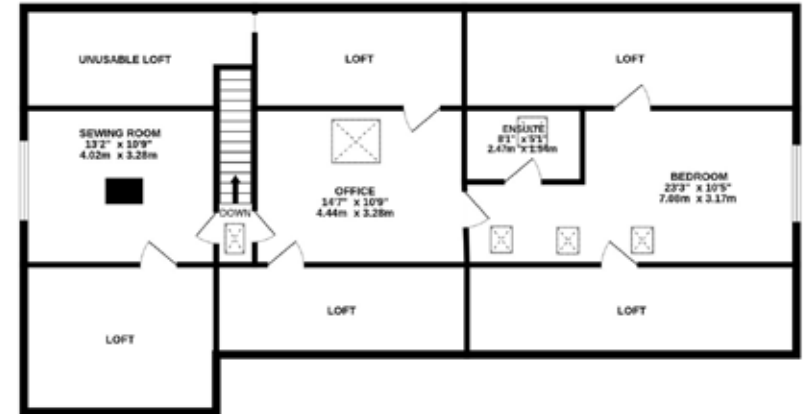




GROUND FLOOR
1485 sq.ft. (138.0 sq.m.) approx.



1ST FLOOR
1308 sq.ft. (121.6 sq.m.) approx.



TOTAL FLOOR AREA : 2793 sq.ft. (259.5 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.

Made with Metropix ©2023



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your 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 in 2006. Among the local amenities you find Heacham Middle School, a 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, Pocahontas worshipped at the church and you will still find a memorial there today. The Norfolk Lavender Farm is a short drive away, while the well-known Hunstanton and Brancaster golf courses are an approximate 10 minute drive.

How Far Is It To?...

Sandringham estate lies approximately 6 miles away, while the popular seaside resort of Hunstanton is only 2 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

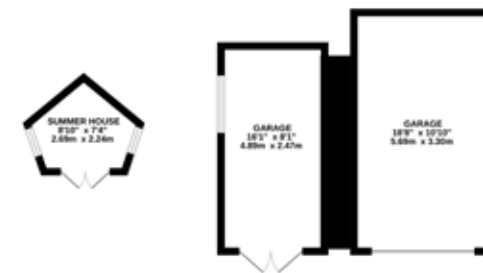
GFCH, Mains - Water & Drainage
Kings Lynn and West Norfolk Council
Council Tax Band F

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY
1 BRIDGE STREET, FAKENHAM, NORFOLK, IP17 1WA
01328 854190
www.fineandcountry.co.uk

Fine & Country Fakenham Office
1 Bridge Street, Fakenham
01328 854190

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com

