



THE STORY OF

# Holly Cottage

*Heacham, Norfolk*

SOWERBYS

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# Holly Cottage

7a Ringstead Road, Heacham,  
Norfolk, PE31 7HZ

Modern Detached Property

Open Plan Reception Room

Two Bedrooms

Two Bathrooms

Excellent Decorative Order

Immaculate Garden Areas

Ample Off-Road Parking

Sought After Location

No Upward Chain

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“Modern, quiet and homely - there’s a slower pace of life here.”

On a pretty, leafy lane on the edge of the village, Holly Cottage is perfectly placed to enjoy the abundant countryside walks on the doorstep. The village centre is also close by, and you only need venture a little further to reach the stunning coastline which makes this area so popular.

Holly Cottage is a modern detached home, with its open-plan layout perfectly suited to a relaxed contemporary lifestyle. Light and airy throughout, the kitchen/family room is large enough to be a versatile space in which to relax; the

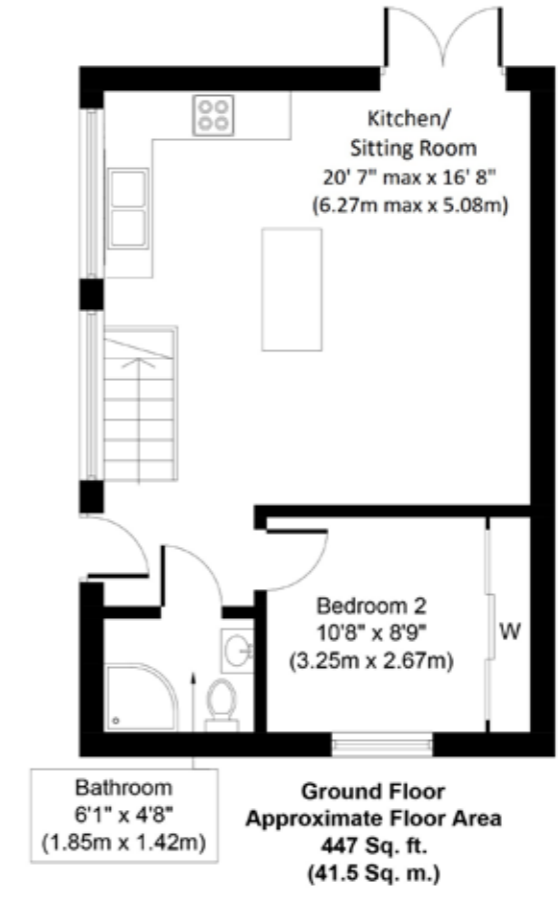
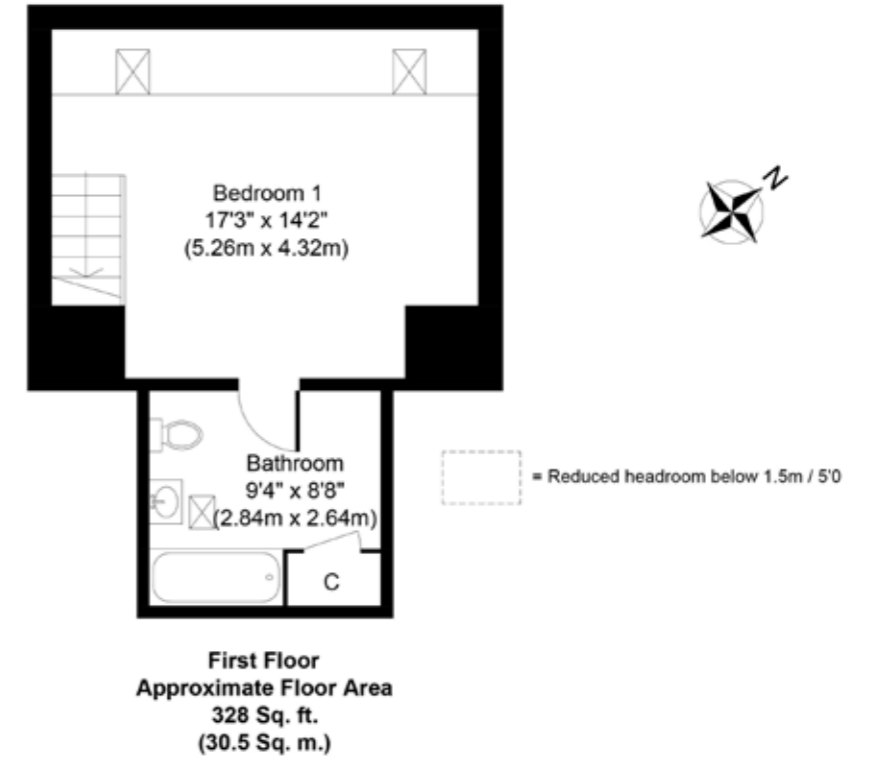
modern kitchen is fitted with integrated appliances and includes a movable sociable island. The sitting area is bathed in natural light, and the french doors leading out to the garden allow the outside space to become an extension of this room during the summer months.

A ground floor bedroom option is perfectly catered for by a good-sized bedroom with fitted wardrobes and an adjacent bathroom. The principal suite occupies the entire first floor, with a spacious en-suite bathroom making this a luxurious retreat.



“With the doors open, you can relax in the sitting room, listening to birdsong...”





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.



Low maintenance, the gardens extend around Holly Cottage, with seating areas to the front and rear, to ensure a sunny spot to enjoy throughout the day. The gardens are largely paved and shingled, with raised beds containing mature shrubs and planting. There's also ample parking space for several vehicles.

A beautifully presented coastal and countryside abode, Holly Cottage offers a serene sanctuary, which requires minimal upkeep, enabling a truly tranquil existence.



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-serviced 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*



Ringstead Downs

“There’s an abundance of walks in the area, Ringstead Downs is very close by...”

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## SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref:- 9268-5058-7324-2224-2984

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: ///beams.fatter.tutorial

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.

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