



THE STORY OF

8 Greenway

Stiffkey, Norfolk

SOWERBYS

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8 Greenway

Stiffkey, Wells-next-the-Sea,
NR23 1QF

Rare Opportunity to Purchase a Property
Close to The Stiffkey Marshes

Single Storey Brick and Flint Faced

Open-Plan Sitting/Dining Room

Garden Room

Bathroom and Separate WC

Three Bedrooms

Parking to Drive and Attached Garage

Gardens to Both Front and Rear Aspects

Close to The Stiffkey Marshes

No Onward Chain

SOWERBYS WELLS-NEXT-THE-SEA OFFICE

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“We love the views over the marsh and river valley.”

It is likely no surprise this home has welcomed many people inside over the course of its history.

This pretty flint faced bungalow provides a wonderful escape for our seller and guests to enjoy the inside and outside space. The property boasts much character amongst its contemporary design and the addition of a wood-burning stove in the main reception room, with its pretty bow window.

The garden room extension is the perfect

spot for relaxing at the end of a day on the beach, or simply to bird watch in the garden.

The property enjoys an enviable position along the popular ‘Greenway’ in Stiffkey, allowing access to the popular marshland on foot.

Whilst currently it is used as a holiday home, it could so easily be a main residence for buyers who are looking to live away from the main road, with some space around them.



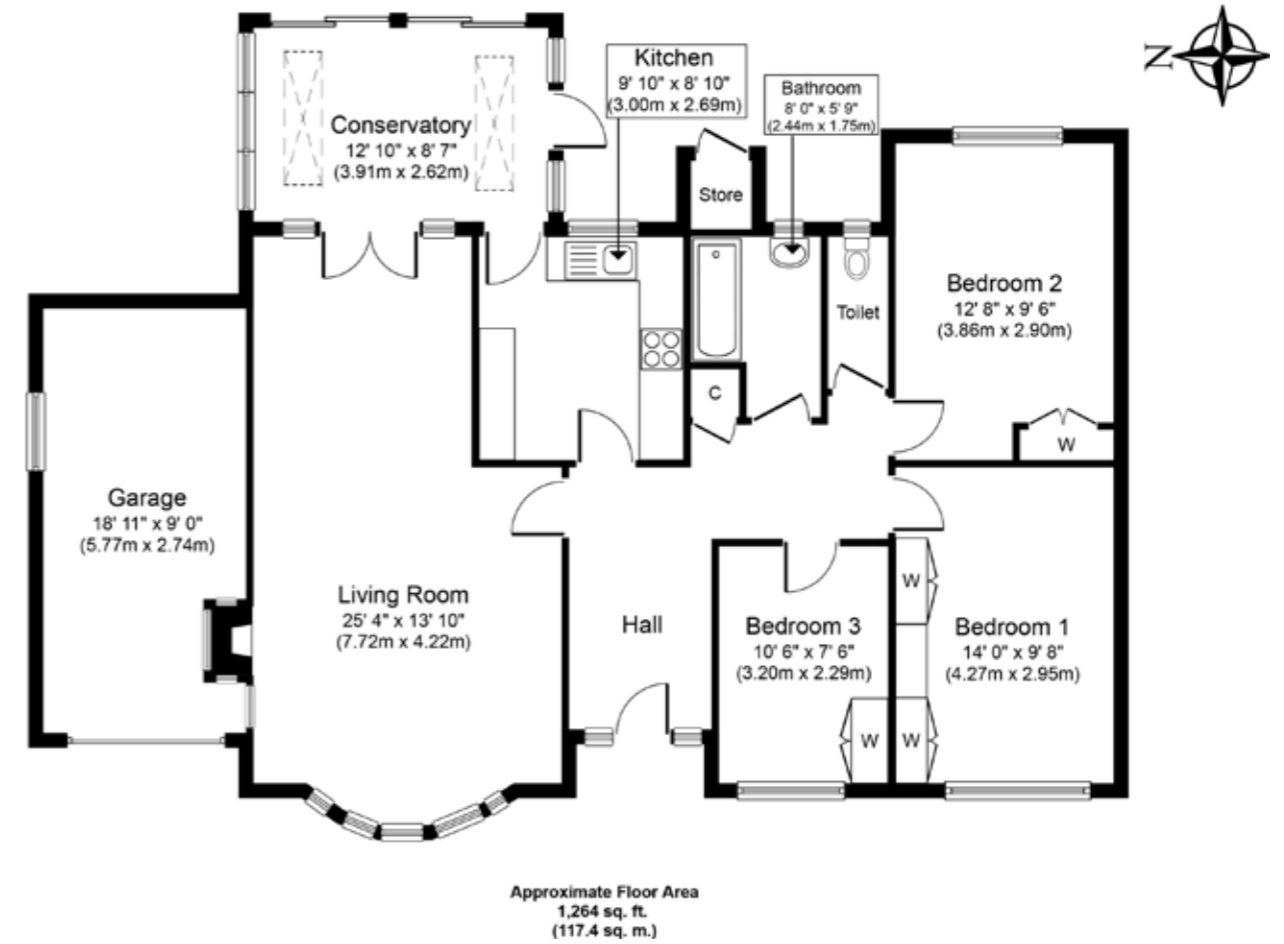


There is ample parking to the drive and an attached garage, with gardens to both the front and rear aspects.

The village amenities are found just a stroll away and include a renowned public house, a village store and coffee shop, where sumptuous pastries can be sought and brought home in time for breakfast, where your walk will take in the superb views over the river valley.

There is much to be enjoyed in this little oasis, not least the sanctuary it provides for its existing and any new custodian.

“It has been a wonderful home from home.”



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

Stiffkey

IN NORFOLK
IS THE PLACE TO CALL HOME



Stiffkey, located between Wells and Blakeney, is one of the most picturesque villages on the north Norfolk coast. The

river Stiffkey flowing west to east has carved a valley creating properties with stunning views and a short walk to the tidal marshes. The village is famous for its 'Stewkey Blues', a local blue cockle. It has a good pub, the Red Lion, with real ale and good food. There's also a general store and newsagents. The village is very well placed for the North Norfolk Coast. There is excellent sailing nearby, and superb coastal walks.

Just 4 miles away is the popular seaside town of Wells-next-the-Sea, which is set behind a small harbour on the beautiful North Norfolk Coast - its beach was voted The Best British Beach of the Year 2016 by The Times. The town has a maze of narrow streets, old alleys

and yards, filled with shops, pubs and cafes and there are many listed and impressive Georgian and Victorian buildings. The town has a doctors' surgery, library, community hall and primary and secondary schools, and, for those that enjoy the water a public house on a boat.

Wells-next-the-Sea is within an Area of Outstanding Natural Beauty at the heart of the Heritage Coast between Hunstanton and Weybourne. The beautiful sandy beach, with its pine trees, sand dunes and colourful beach huts, can be reached by a pleasant walk, car or alternatively you could just enjoy the Quay with its active fishing fleet and sailing club. Both Wells-next-the-Sea and Holkham Woods are designated Nature Reserves, and walkers and birdwatchers enjoy the North Norfolk Coastal Path, creeks and marshes.



Note from the Vendor



Stiffkey Marsh

"It's nice and secluded here, plus it's so close to the marsh."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, and drainage. Heating via oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:-0310-2943-2230-2727-4825

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: ///envelopes.fats.branching

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