

THE STORY OF

Waderswatch

Snettisham, Norfolk

SOWERBYS

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Waderswatch

122 The Beach, Snettisham,
Norfolk, PE31 7RB

- Charming Beachfront Chalet
- 12 Months Occupancy Permitted
- Two Bedrooms
- Raised Sitting Room
- Dining Room
- Incredible Views
- Parking and Garage
- Wood-Burning Stove

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“It’s been the perfect holiday home...”

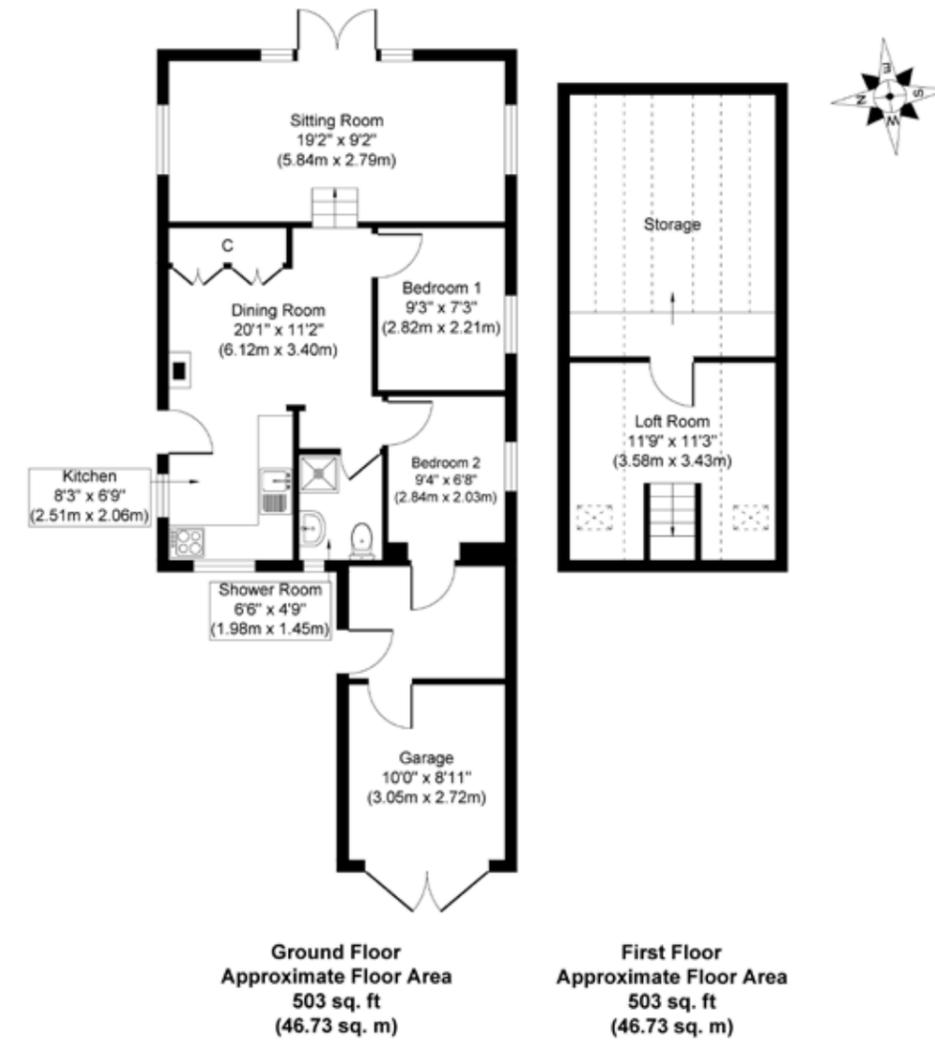
Waves lapping on the shore and the nature reserve just a stone’s throw away make this a wonderful location, whether it’s as a holiday home or a permanent residence.

Once inside Waderswatch you can appreciate the modern open-plan layout the property offers, and nowhere more so than in the sitting room, which is a wonderful space to relax and watch the wildlife over the sea. The kitchen sits to the rear of the property, with incredible views over the lake, and opens into the dining room, which is a great place to sit and enjoy the warmth from the wood-burning stove.

There are two bedrooms and a family shower room finishing off this level, and a pull down ladder leading to the first floor loft room.

There is parking to the rear of the property and a sitting area overlooking the lake. A useful garage/storage room is next to the property, where there is also additional parking space. To the front of the property is a decked seating area opening straight onto the coastal path and the seafront.

Waderswatch encapsulates a lifestyle where coastal charm and untouched wilderness converge in perfect harmony.



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.

ALL THE REASONS



Snettisham

IN NORFOLK
IS THE PLACE TO CALL HOME



For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church which sits on a hill behind the village centre was built in the 14th century and has an 172ft spire that was once used as a landmark for ships on The Wash, and described by architectural historian Pevsner as, "perhaps the most exciting decorated church in Norfolk".

Follow the hill down to the village and you'll pass the Rose & Crown pub, which has won numerous awards. Diners are spoiled for choice as Snettisham is also home to The Old Bank, which was named The Good Food Guide Best Local Restaurant in 2019 and is also listed in the Michelin Guide. For coffee, brunch or an evening of wine, nibbles and jazz, try the sister business next door, The Old Store.

Snettisham is home to a RSPB nature reserve and Wild Ken Hill, a rewilding site using regenerative farming to return the land to its natural stage. Walk or cycle the old farm path from the A149 to watch the spectacle of migratory birds soar and settle on the edge of the lagoons. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing, alongside a vibrant social events calendar.

Whatever pace you enjoy, there can be few places as appealing as Snettisham to enjoy some of the finer things in life.



Note from Sowerbys



Aerial view of Waterswatch

"It's wonderful to sit on the decking, take in the peace and quiet, and watch the birds skimming the sea."

THE VENDOR



SERVICES CONNECTED

Mains water. Heating via wood-burner and LPG cylinders. Solar panels supplying electricity.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

G. Ref:- 0310-2143-4150-2722-7671

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: ///open.powerful.finalists

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