



THE STORY OF

# 6 Southgate Lane

*Snettisham, Norfolk*

SOWERBYS

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THE STORY OF

# 6 Southgate Lane

Snettisham, Norfolk,  
PE31 7QN

Attractive Character Cottage

Recently Modernised

Beautiful Kitchen

Utility Room

Two Bedrooms

Two Bathrooms

Loft Room

Enclosed Garden

Workshop

Driveway

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“...so homely - characterful with modern touches.”

With the bustling village centre just a few minutes' walk away and its peaceful and private location, 6 Southgate Lane offers the best of both worlds, whether it's as a main home or a weekend retreat.

Its comfy sitting room with timber flooring and a wood-burning stove is a lovely space to curl up in and relax. Get creative in the beautiful kitchen, with its range cooker, catch up with friends at the breakfast bar, or simply unwind and take in views of the garden. There is a utility area and shower room on the ground floor adding a practical and versatile aspect.

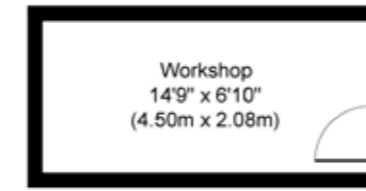
There are two bedrooms on the first floor, with a large principal bedroom to the front, which also has stairs up to a fantastic loft room. Finishing off the first floor is a family shower room.

The property has a lovely garden to the rear, which is mostly hardstanding for ease of maintenance, and a workshop. A gate leads through to the parking area.

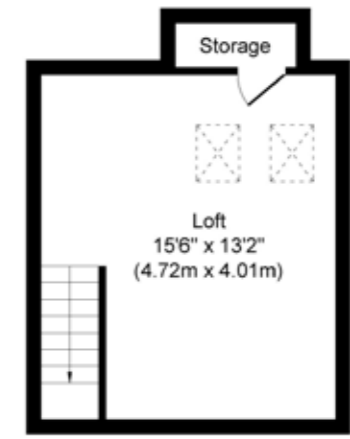
Beautifully presented and having been a wonderful home for our sellers, 6 Southgate Lane is ready for a new owner to enjoy.



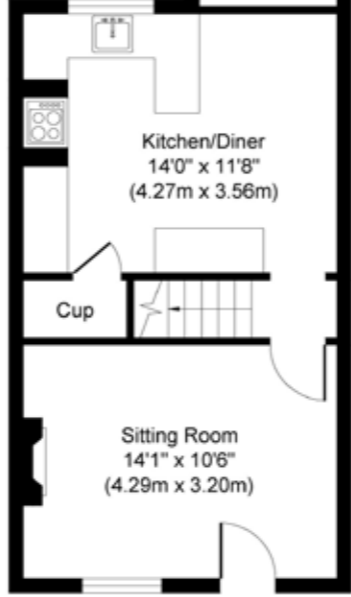
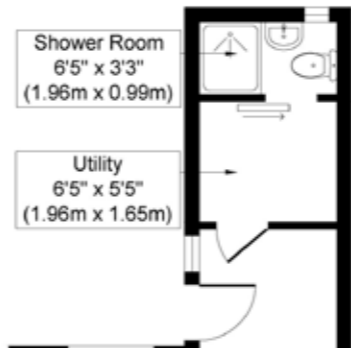




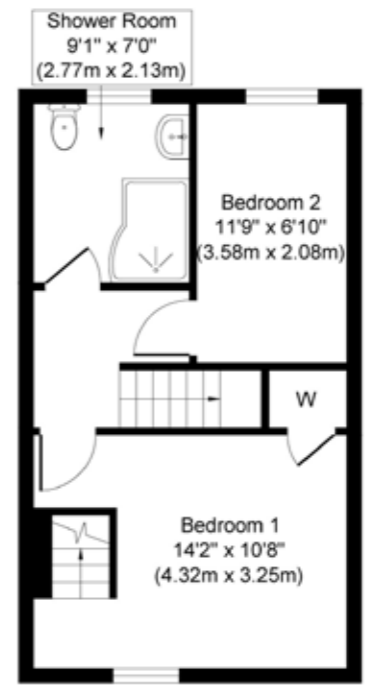
**Outbuilding**  
Approximate Floor Area  
**101 sq. ft**  
(9.38 sq. m)



**Loft**  
Approximate Floor Area  
**218 sq. ft**  
(20.25 sq. m)



**Ground Floor**  
Approximate Floor Area  
**450 sq. ft**  
(41.80 sq. m)



**First Floor**  
Approximate Floor Area  
**358 sq. ft**  
(33.25 sq. m)

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

# 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



Snettisham Beach

"Snettisham Beach is beautiful - it's a bit of a hidden gem."

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## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 6139-2524-5000-0354-5292.

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: ///sized.chambers.speaking

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# SOWERBYS



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