



THE STORY OF

The Hayloft

Heacham, Norfolk

SOWERBYS

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The Hayloft

3 West Staithe Barns, South Beach Road,
Heacham, PE31 7BA

- No Onward Chain
- Beautifully Presented
- Three Bedroom Barn Conversion
- Off-Street Parking and Garage
- Downstairs WC
- Perfect Lock Up and Leave
- Short Walk to Beach and Shops
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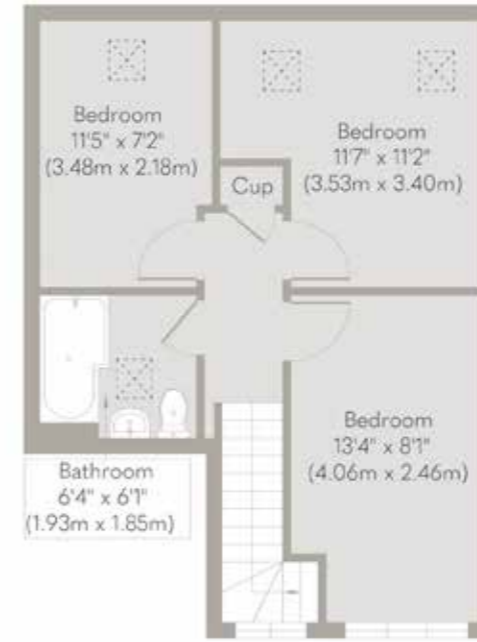
“With such a warm and welcoming feel, The Hayloft has been a wonderful holiday home.”

With immaculate interiors and a fabulous seaside position, The Hayloft could be the perfect coastal home. Just a short walk from Heacham’s popular South Beach, there’s plenty to enjoy on the doorstep, and yet once inside, you’re immersed in the barn’s warm and welcoming feel. It’s clear that careful consideration has been given to the design choices, perhaps the most striking of which is the glass frontage - creating an impressive façade and an

interior which is flooded with light.

The open-plan layout to the ground floor adds to the bright and airy feel, with a modern, well-equipped kitchen and a sitting/dining room which opens out to the garden. It’s a great space for entertaining. There is also a handy downstairs WC. Upstairs there are three double bedrooms, which share the family bathroom.





First Floor
Approximate Floor Area
421 sq. ft
(39.11 sq. m)



Ground Floor
Approximate Floor Area
488 sq. ft
(45.33 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.



Step outside the front door, and within a few minutes you can be on the beach. Whether you're enjoying a quiet stroll, taking the dog for a run or building sandcastles with the children, it's a place where memories will be created. Although there are plenty of shops and services in Heacham, none is more convenient than Jennings's store, opposite The Hayloft. And for when you want to explore further afield, regular buses make access to the rest of the coastline effortless.

“The garden is a lovely spot to sit and enjoy a cup of tea in the morning.”



The rear south-facing garden is low maintenance, with a patio and small grassed area making it an ideal area to host a barbecue for friends or family. Just beyond the garden is the gravel off-street parking and access to the garage, which has a great utility space and storage for bikes.



The current owners have done a fantastic job in combining a character barn with modern fittings. With no onward chain the property is ready for a new owner to move straight into and start enjoying all that this part of the beautiful north Norfolk coast has to offer.

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 the Vendor



Heacham Beach

“We love to walk on the beach, so it's wonderful to be so close...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 8232-2423-2100-0572-8226

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

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