



THE STORY OF

Holly Cottage

Heacham, Norfolk

SOWERBYS



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Holly Cottage

6 Joyce Lane, Heacham
Norfolk, PE31 7DA

Beautifully Presented Character Cottage
which is a Successful Holiday Let

Quiet Secluded Position

Ideal Location Close to Shops and Beach

Low Maintenance Garden

No Onward Chain

Holly Cottage is best described as a beautiful hideaway, tucked away from the hustle and bustle on a quiet lane, yet central to the heart of the village high street, beaches, and pubs. Once you find the property, it is evident that it has been renovated to a lovely standard from top to bottom and outside.

Entering the double-fronted property, you are greeted with a cosy but spacious

open-plan lounge/kitchen/dining room. The kitchen is country style with wooden worktops and a handy breakfast bar as well as space for a separate dining table. The seating area has a focal bio ethanol fireplace, making this area warm and comfortable.

Upstairs there are two double bedrooms of similar size, both served by a low-maintenance modern shower room.

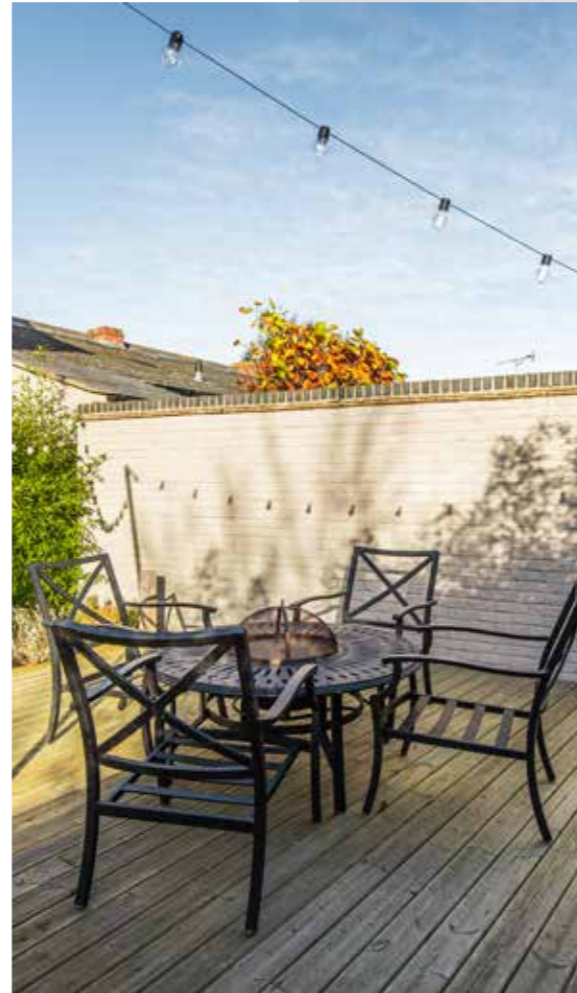
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Externally, the property is fully enclosed, which is great for pets and young children to play in. The rear garden is low maintenance with a gravelled area, mature shrubs, and a decking area perfect to sit out in during the summer months, enjoying a BBQ with friends.

Additionally, the property benefits from off-road parking for two vehicles and a large shed on the driveway for added storage.

Perhaps the best feature of the Cottage is the location, both being quiet but only a short walk from local amenities and, of course, the gorgeous sunset beaches.

With no onward chain, Holly Cottage will appeal to someone looking for a quiet relaxing holiday home, somewhere to unwind and put your feet up, or if you are feeling more adventurous, a base to go and explore the beautiful north Norfolk coast.



First Floor
Approximate Floor Area
308 sq. ft
(28.63 sq. m)



Ground Floor
Approximate Floor Area
309 sq. ft
(28.72 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

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



“Holly Cottage is a charming property in close proximity to the shops, as well as the beach.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Unbanded due to being a holiday let.

ENERGY EFFICIENCY RATING

F. Ref:- 0394-3906-0202-1467-9204

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: ///bangle.impulses.presumes

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