



THE STORY OF

20 South Beach

Heacham, Norfolk

SOWERBYS

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PE31 7LH

Rare Opportunity

Spacious Property

Large Sitting Room with Wood-Burner

Kitchen/Dining Area with Aga

Four Bedrooms and Four En-Suites

Large Plot with a Wood-Store

Close to the Sea Front

Uninterrupted Views to the Rear

No Onward Chain

Ideal Holiday Let

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“The property was once a 60 ft Coaster boat and still retains the cabins in the middle of the property.”

Location is often mentioned, but 20 South Beach truly has it all. Being moments from the sea front, but shielded from those coastal winds and backing onto the small river, the location attracts an abundance of wildlife and uninterrupted views towards the Ken Hill estate, famous for both Springwatch and Autumnwatch programs.

The property started its life as a 60ft Coaster boat and has since been built around and extended, offering beautiful accommodation and good outside space.

Brimming with character and a nautical theme, the large kitchen/dining room features an aga cooker with hand-made tiled splashback, depicting the location and local wildlife, plus a cosy wood-burning stove.

A second wood-burner can be found in the spacious sitting room. Put your feet up and listen to the crackle of the fire, whilst taking in the views through the double french doors.





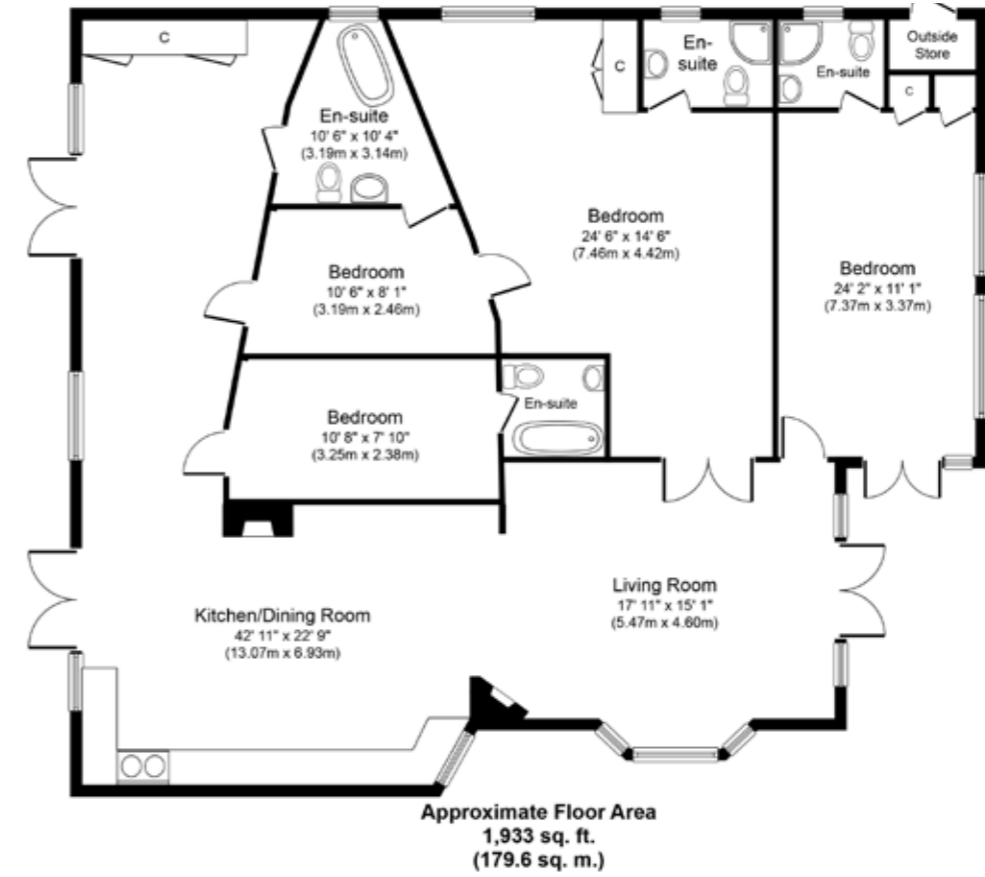
There are three bedrooms, all with en-suites, utilising the original cabins, and the principal bedroom sits to the rear, making the most of the uninterrupted views and again having an en-suite.

Accessed via a private road, the front of the property has ample parking available, with access down the side to a storage area under the rear of the property. The rear lawn slopes down to the river with a raised decking area, the perfect place to enjoy your morning coffee and ponder on the day ahead.



Seldom do properties like this come to the market and it is truly unique. We would advise a visit to fully appreciate what the property offers.





SERVICES CONNECTED

Mains water and electricity. Heating via programmable electric aga and two large wood-burners. Private drainage. Fast wifi broadband.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

F. Ref:- 8390-4029-0922-1397-3273

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: ///gained.nicer.spent

AGENT'S NOTE

Our vendors inform us that the construction was in accordance with the latest building regulations and that the river is sluiced with the sea, to provide protection from flooding.

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

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.

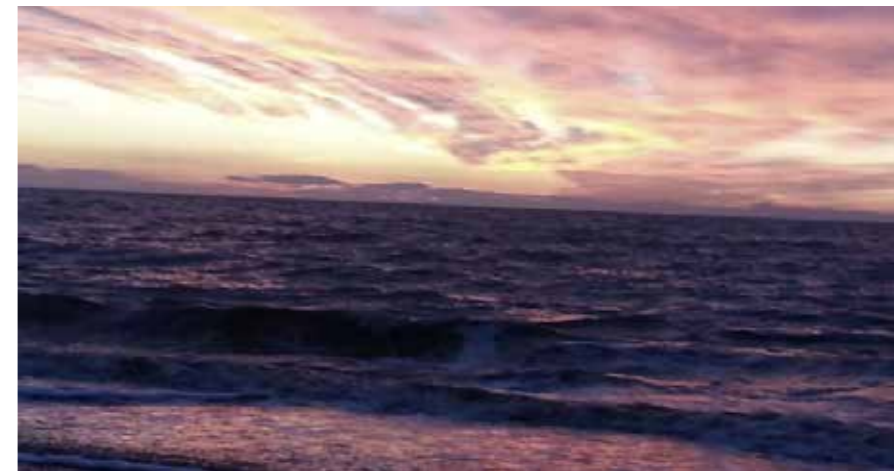
Along with numerous pretty carrstone period houses, the village has grown in recent years and is bordered by a new development, Butterfield Meadow, on the edge of Hunstanton to the east and Lamsey Lane to the west. It is well-serviced by two supermarkets, Tesco Express and Lidl on the A149, a Post Office, 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



Sunset at Heacham Beach

“This is definitely a home made over the years with love and care. We have photographs of the Coaster before it was put up on land almost 100 years ago. The house is named St Annes after the boat, and the original anchor has pride of place at the front.

The peacefulness of the area in all seasons, together with the sound of the incoming tide and the sea-birds and migrating geese, has to be experienced. We have had cormorants, barn owls, marsh harriers and families of swans and ducks, who have knocked on our door for food, in the garden. The walks on the huge beach up to Ken Hill lakes, wetlands and bird sanctuaries are breathtaking and fantastic for dog owners.

We have, at many times, taken a glass of wine onto the beach, which is very secluded, at any time of the year - sitting amongst the sand dunes and watching fantastic sunsets over the sea.

In our opinion it is one of the most beautiful little pieces of England and one of the very few areas of the country where the sun sets over the sea on the east coast. There is a friendly community of house boat owners in the area, with an annual cricket match and BBQ. We have had parties in the house of more than 60 people and large dinner parties on new years eve with fireworks. It really is the very rarest of opportunities. We have never seen anything else close to it.”

THE VENDOR



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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