



THE STORY OF
15 Hall Road
Snettisham, Norfolk

SOWERBYS

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15 Hall Road

Snettisham, Norfolk
PE31 7LU



Character Cottage

Spacious Sitting Room with Open Fireplace

Kitchen/ Breakfast Room

Ground Floor Utility/WC

Two Double Bedrooms and Two En-Suites

Excellent Location in the Heart of Snettisham

No Onward Chain



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“We would describe our home as characterful, homely and warm”

Nestled in the heart of Snettisham’s historic quarter, just moments away from the village centre, sits 15 Hall Road—a charming brick and Carrstone character cottage lovingly refurbished by its current owners.

Step inside to discover a bright and inviting sitting room, complete with an open fireplace that exudes warmth and cosiness, especially during the winter

months. Custom-built cupboards neatly fit into the alcoves, adding both style and functionality to the space.

The kitchen/breakfast room is a haven for family gatherings, offering a perfect spot to enjoy meals together. Completing the ground floor is a utility room/WC.

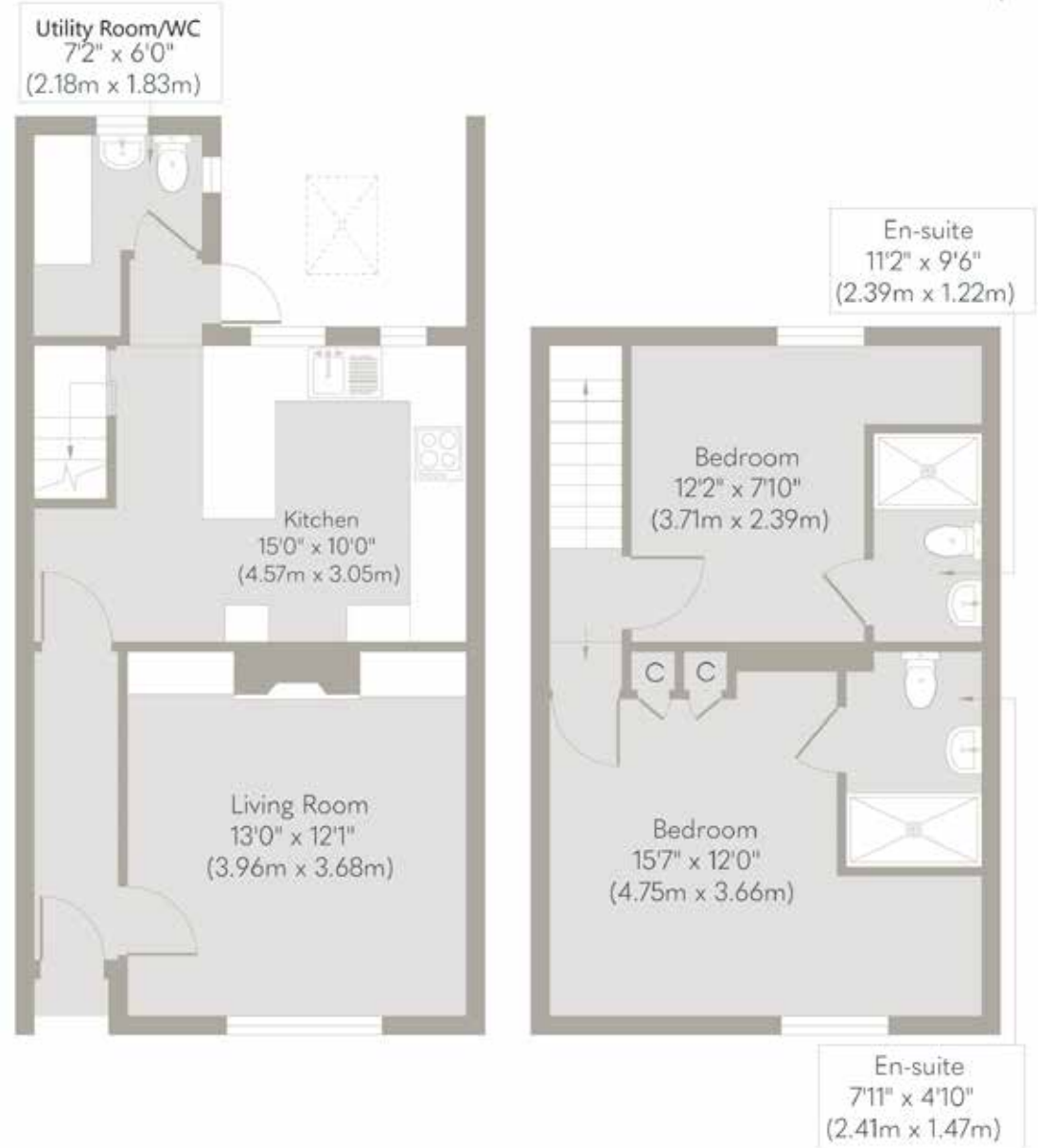


Upstairs, two generously proportioned double bedrooms await, each boasting private en-suite bathrooms and ample built-in storage.



Outside, the rear garden has been thoughtfully landscaped for low maintenance, featuring artificial lawn and a barbecue area. A covered seating area provides an ideal setting for outdoor relaxation and entertaining with a patio wall heater installed ensuring you can most of the garden all year round.





Ground Floor
Approximate Floor Area
414 sq. ft
(38.46 sq. m)

First Floor
Approximate Floor Area
369 sq. ft
(34.28 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 the Vendor



"This was our second home which we felt was ideally placed in the village and close to the amazing award winning pub The Rose and Crown."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 9097-3033-7209-2034-7200

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: ///helping.carefully.jelly

AGENT'S NOTE

Property has a pedestrian right of access along the lane at the rear to access the rear garden.

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.

SOWERBYS



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