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THE STORY OF
31 Hall Road
Snettisham, Norfolk

SOWERBYS





31 Hall Road

Snettisham, Norfolk
PE31 7LU



Spacious Cottage in the Village Centre

Two Reception Rooms

Four Bedrooms, Family Bathroom and En-Suite to Principal

Private Courtyard Garden, Garage and Carport

Successful Holiday Let



Just a brief stroll through the village and conveniently located near the award-winning Rose and Crown pub, you'll find this charming cottage with more space than meets the eye.

Currently utilised as a successful holiday rental, this property offers versatility as a primary or secondary residence, or as an investment opportunity.

Upon entering, you're welcomed by an inviting entrance hall, currently doubling as a cosy reading nook with a wood-burning stove. Moving forward, a family sitting room with large windows invites natural light to fill the space. This room also benefits from a brick-

built fireplace and additional wood-burning stove adding to the allure of the cottage.

The kitchen is generously sized, boasting integrated appliances, a convenient walk-in pantry, and room for a dining table, creating a sociable morning atmosphere. Completing the ground floor layout is an additional sitting room with a wood-burning stove overlooking the garden, along with a cloakroom WC.

Upstairs, four double bedrooms and a family bathroom await. The primary bedroom features an en-suite shower room for added comfort, with its unique shape and well-placed windows ensuring brightness throughout the day.

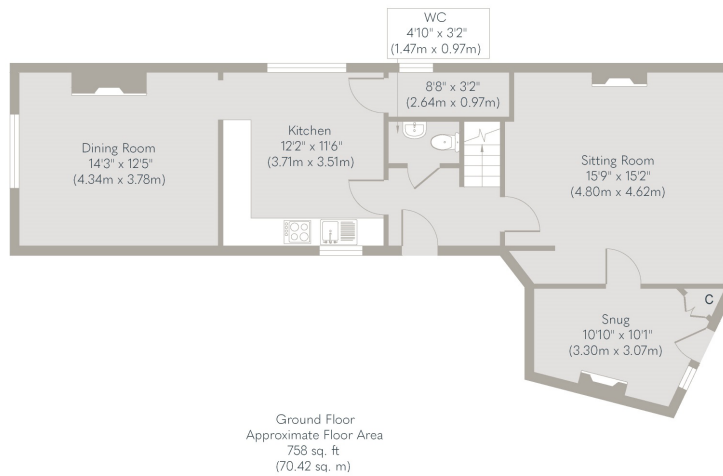
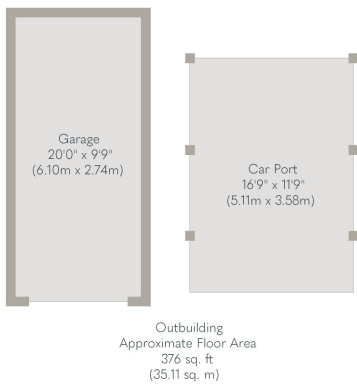
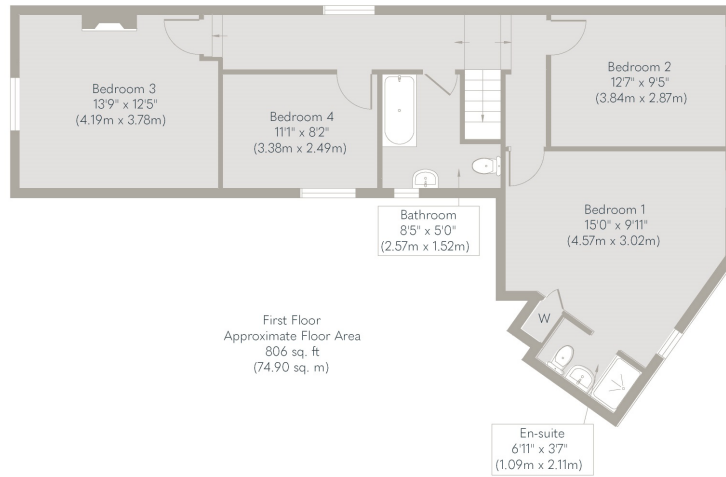
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Outside, a low-maintenance private courtyard garden and a sizable carport offer parking for multiple vehicle as well as a convenient garage.





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

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.





31 Hall Road, courtyard garden.

“It has been a fantastic second home and a successful holiday let.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

The property is currently unbanded due to being a holiday let.

ENERGY EFFICIENCY RATING

D. Ref:-0290-2018-0922-7309-3973

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: ///scooter.soak.relocated

SOWERBYS



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