



Keepers Gate
Heacham | Norfolk | PE31 7JU

FINDERS KEEPERS



In the popular West Norfolk coastal village of Heacham, this amazing, detached period property has so much character with many original features including exposed ceiling beams and carved lintels over doors and hearths. The living accommodation within this spacious home comprises five bedrooms (two with en suites) and a family bathroom on the first floor, while downstairs there is a generous sized kitchen (with an Aga), sitting room, living room, dining room, utility room and a conservatory. Outside there is a triple-bay garage block and workshop, and within the garden a swimming pool with a pool house, a sunken garden, terraced area, and vegetable garden. The shingled drive with gated access offers off-street parking for several vehicles. A charming family home or weekend retreat superbly positioned in this coastal village, and only a five-minute drive to the beach.



KEY FEATURES

- Superb Family Home in highly sought after North Norfolk Village
- Located within 2.5 miles of Heacham South Beach
- A character home steeped in history, filled with features and charm
- Sitting on a plot approaching ½ acre (0.49 stms)
- Porch and Entrance Hall, Three Receptions, Conservatory, Kitchen and Utility
- Five Bedrooms, Family Bathroom and En-Suite
- Formal Gardens, Swimming Pool, Pool House & Garaging
- Total Accommodation extends to 3213sq.ft
- Energy Rating E

The Ideal Family Home

"We moved into Keepers Gate in September 1994 so have been here for almost thirty years," the present owners said. "We came to Norfolk with our two young children to work at the hospital in King's Lynn, and were immediately attracted to the homely, characterful, carrstone 'gingerbread' house that is Keepers Gate. The house was the ideal family home with a beautiful south and west facing country garden. It was ideally situated close to the wonderful North Norfolk coast and local amenities for the family."

"The house is steeped in history. It was originally believed to be a game keeper's cottage in the 1600s and extended during the mid-1800's and early 1900s. It was owned by the Rolfe family as the dower house to Heacham Hall through this time until 1961. The last members of the Rolfe family to live in the house were Ada Rolfe and her sister – they were great craftswomen and the engraved woodwork, leather work, engraved barge boards and paintings within the house are attributed to them. The gardens are inspired by the designs of Gertrude Jekyll, a friend of Ada Rolfe, and were featured in an edition of Country Life."

"There is a connection with the house and the native Indian princess Pocahontas who married the sea captain John Rolfe, a distant relation of Ada. Pocahontas is featured on the Heacham village sign, and it is not unimaginable that she visited Keepers Gate when she was brought to Heacham after arriving in England from Virginia."

"We have made a number of improvements to the property over the last thirty years. The kitchen has been enlarged and enhanced with an Aga to provide both a cooking and entertaining space with access to the garden via double doors."





KEY FEATURES

The bathrooms have been updated and a spacious utility room and office area created, and a log burner was added to the sitting room. The garden has been nurtured over the years. A herb knot garden has been created in the sunken garden and raised beds made in the vegetable plot."

When asked about favourite spaces at the house, the owners replied, "We have several favourite rooms. The kitchen is the hub of the home. The gas fired Aga, cooking, eating and sitting areas make this a great entertaining space. The dining room is a lovely room, especially at Christmas and for other family celebratory meals, while the sitting room is bright and warmed by the wood burning stove. The family room has an excellent open fire with double doors to the conservatory, and the pool room is an ideal games room for a growing family and has held many pool parties over the years, especially during Hunstanton tennis week in August. Day to day living is cosy and homely under the beamed ceilings of the reception rooms and from the warmth of the log burner and open fire and Aga."

"We will miss the cosy charm of Keepers Gate but will take with us many years of very happy memories of raising our family here. We have been custodians of a special house that has been an exceptionally special home."

The Garden

"The very private south and west facing garden is divided into several distinct areas for all-year interest including lawns, a sunken garden, spring garden, herbaceous border, rose border, pond and a vegetable garden with raised beds," the owners said. "There are several specimen trees including a flowering Tulip tree and a selection of fruit trees. A wisteria, which flowers prolifically in May, covers part of the south facing house wall. The garden provides abundant foliage for decorating the house at Christmas."

"The heated outdoor swimming pool provides endless fun for all the family from May to September. The long south facing patio area is perfect for outdoor entertaining with shade provided by a Judas tree near to the kitchen." An abundance of wildlife visits the garden from birds which include woodpeckers and nuthatches, to hedgehogs, frogs and toads, to tawny owls hooting at night. During autumn and winter large skeins of pink footed geese fly over the garden at dawn and dusk – a real spectacle.





















INFORMATION



Round and About

“Village amenities are close by and include a post office, supermarket, electrical shop, bike shop, chemist and bakery,” the owners said. A popular coastal village located within a designated Area of Outstanding Beauty approximately two miles south of the coastal resort of Hunstanton, Heacham offers a range of amenities including a convenience shop, fish and chip shop, and a post office, in addition, to a GP’s surgery, and infant and junior schools. There are excellent sporting opportunities nearby for a growing family including swimming, cricket, rugby, football and tennis. The property is ideally situated for the beaches of the Norfolk coast and the coastal path. Ringstead Downs, an area of SSI, is easily reached by walking from the house alongside fields and through woodland. Sailing is available at nearby Hunstanton and Brancaster Staithe. Several golf courses are nearby including the Heacham Manor course which is just a few metres from the house. Keepers Gate is approximately an eight-minute drive from the two local beaches; North Beach has an amusement arcade, café and fish bar and beach huts for hire, while South Beach has its own café/gift shop and is particularly prized for its sand dunes. Many other destinations are close to hand to visit, including Norfolk Lavender, Hunstanton with its family orientated facilities, Holkham Hall, Felbrigg Hall, Blickling Hall and Oxburgh Hall. The well-known Hunstanton and Brancaster golf courses are approximately ten minutes by car.

Directions - Please Scan The QR Code Below

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///puncture.primed.regard](https://puncture.primed.regard)

Services, District Council

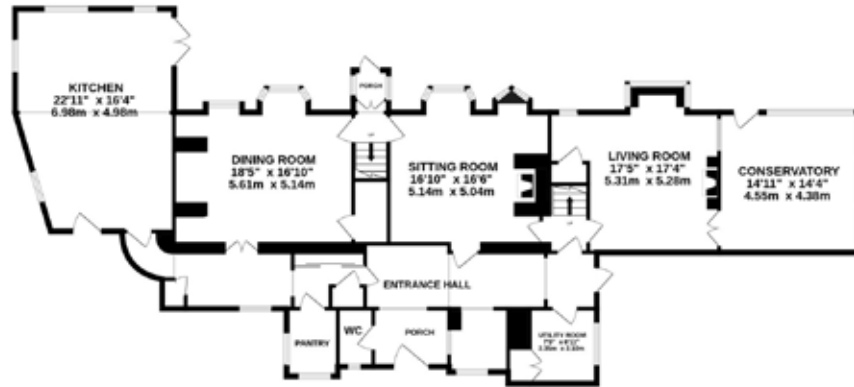
GFCH, Mains - Water & Drainage

Kings Lynn and West Norfolk Borough Council - Tax Band G

Freehold



GROUND FLOOR
1851 sq.ft. (172.0 sq.m.) approx.



1ST FLOOR
1362 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA : 3213 sq.ft. (298.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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