



THE STORY OF
20 Church Lane
Heacham, Norfolk

SOWERBYS

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20 Church Lane

Heacham, Norfolk,
PE31 7HJ

No Onward Chain

Character Cottage

Grade II Listed

Three Bedrooms, Two Reception Rooms

Bath and Shower Room, Plus Upstairs
and Downstairs WCs

Spacious Garden with Outbuilding

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“I have childhood memories and family connections here, and have loved caring for an important piece of local history...”

Nestled amid the picturesque historic area of Heacham village, this characterful Grade II Listed cottage exudes timeless charm. Dating back to circa 1913, when it was constructed for soldiers prior to the First World War, this enchanting property offers a glimpse into the past while providing all the comforts of modern living.

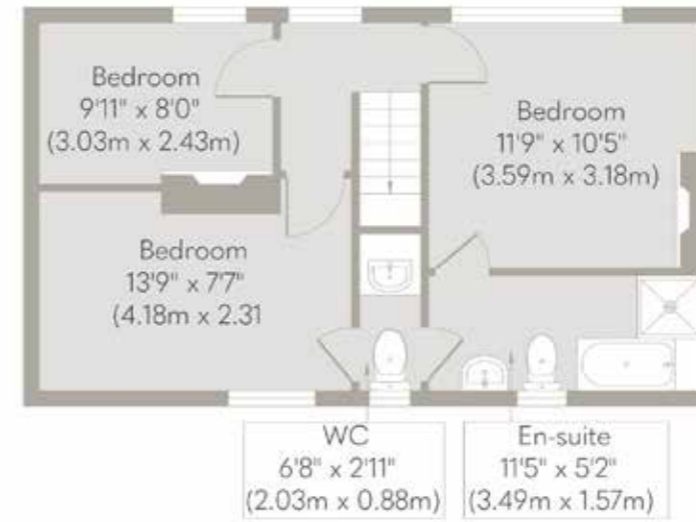
As you step over the threshold, you are greeted by a warm and inviting setting, where original features seamlessly blend with modern conveniences. The property has an array of distinctive

features, from the captivating fireplaces, that serve as focal points, to the rustic latch doors that add a touch of charm. Not to be overlooked are the remarkable Tudor chimney stacks, standing tall as a testament to the property's history.

The ground floor comprises a cosy sitting room, perfect for relaxing evenings, and a separate dining room, ideal for hosting intimate gatherings or enjoying family meals. The well-appointed kitchen offers a functional space for cooking, whilst a rear lobby with cloakroom ensures convenience for owners.



The first floor has three bedrooms, each offering a tranquil retreat for rest and relaxation. A thoughtfully designed bathroom and a second WC on the upper level provide added comfort and convenience for busy households.



First Floor
Approximate Floor Area
442 sq. ft
(41.07 sq. m)



Outbuilding
Approximate Floor Area
110 sq. ft
(10.26 sq. m)

Ground Floor
Approximate Floor Area
491 sq. ft
(45.60 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.



Outside, the property boasts a delightful garden, offering a space for relaxation. A brick-built outbuilding presents a versatile space, ripe for conversion into a home office, art studio, or hobby room, providing endless possibilities to tailor the property to suit your lifestyle.

“I love to sit at the top of the garden and look back to the house, admiring the amazing chimneys all along the roofline and the beautiful chalk and brick structure.”

Located in one of the oldest parts of Heacham village, this captivating cottage offers not just a place to reside, but a place to truly belong - a home where memories are made and cherished for generations to come. Embrace the timeless draw of this enchanting home and make it your own slice of history in this idyllic corner of Norfolk.



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-served 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



St Mary's Church, Heacham

“...this part of Heacham retains a special character, being near the church and old buildings on the outskirts of the village.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 2457-3034-9209-2204-2204

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: ///brownish.withdraw.loosens

AGENT'S NOTE

The gas fires downstairs have been disconnected and are for decorative purposes only.

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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