



THE STORY OF

123 Station Road

Snettisham, Norfolk

SOWERBYS

S

THE STORY OF

123 Station Road

Snettisham, Norfolk
PE31 7QS

Country Cottage

Sitting Room and Dining Room

Office/ Bedroom Four

Ground Floor Shower Room

Three First Floor Bedrooms

Beautiful Family Bathroom

Large Driveway

Attractive Rear Garden

Garage

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“...perfect blend of traditional charm and modern comfort.”

Welcome to this charming coastal retreat located in the heart of a picturesque village, offering the perfect blend of traditional charm and modern comfort. With a lovely selection of shops and eateries close by and The Kenhill estate on your doorstep.

As you step inside, you are greeted by the warmth of a cosy sitting room adorned with rustic beams and a captivating fire surround housing a wood-burning stove. Imagine spending evenings here, immersed in the crackling firelight, creating memories with loved ones.

Adjacent, the dining room beckons with its own rustic beams and another inviting

wood-burning stove, setting the scene for intimate gatherings or festive feasts.

The modern kitchen/dining room is a chef's delight, boasting sleek appliances and ample space for family gatherings. With doors opening onto the rear garden, it effortlessly blends indoor and outdoor living, ideal for summer soirées or lazy Sunday brunches.

For those who work from home or seek flexible living arrangements, a downstairs office awaits, which could easily serve as a fourth bedroom. An adjacent shower room adds convenience, catering to multi-generational living or accommodating guests with ease.



On the first floor the three light-filled bedrooms offer tranquil sanctuaries for rest and relaxation. A beautifully appointed family bathroom awaits, featuring a luxurious bath and a separate shower unit, promising indulgent moments of self-care.



Station Road, Snettisham, King's Lynn, PE31

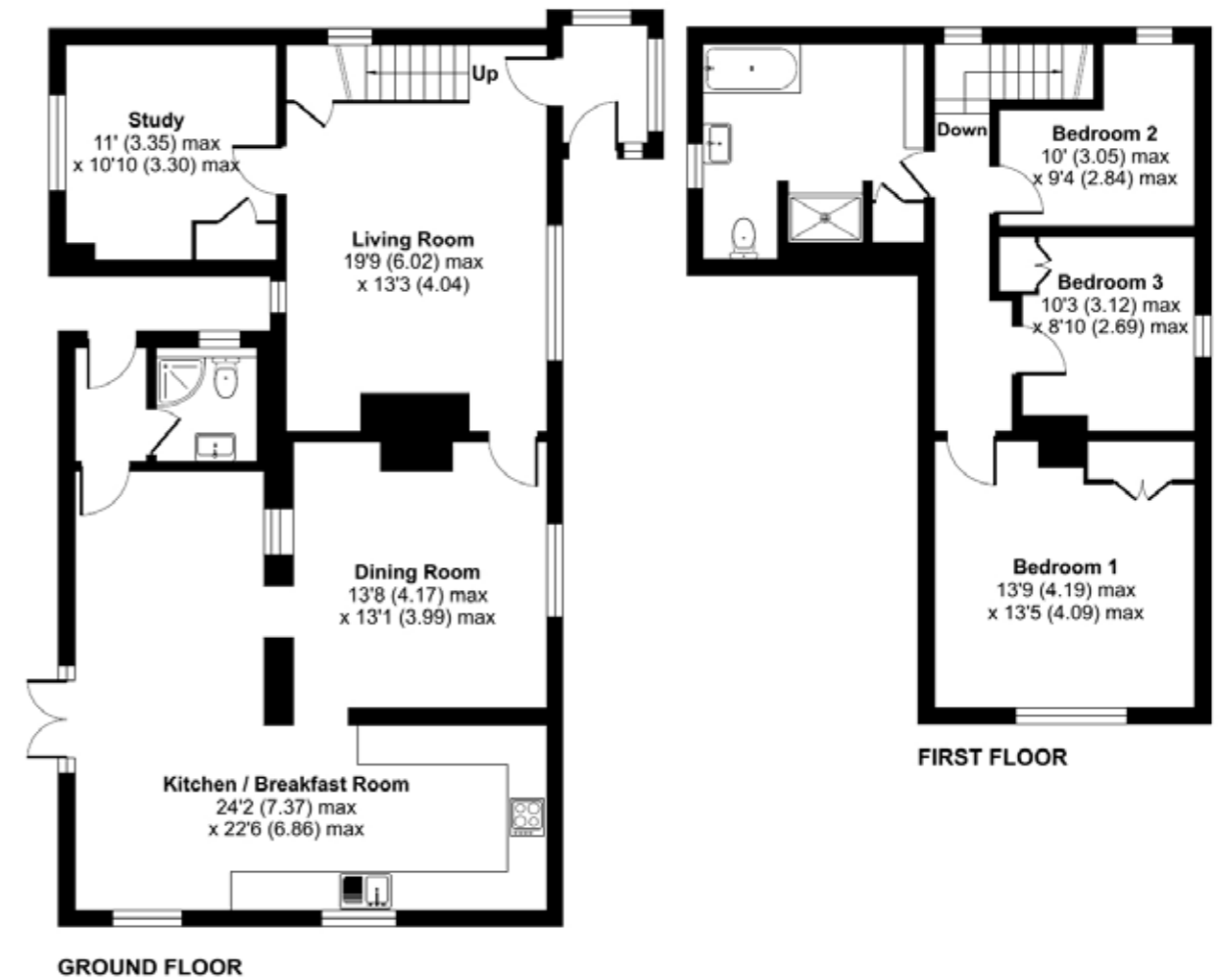
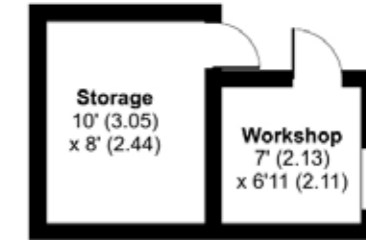
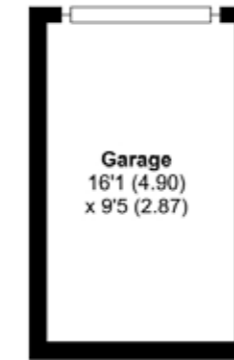
Approximate Area = 1643 sq ft / 152.6 sq m

Garage = 152 sq ft / 14.1 sq m

Outbuilding = 129 sq ft / 12 sq m

Total = 1924 sq ft / 178.7 sq m

For identification only - Not to scale



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.

Copyright V360 Ltd 2023 | www.houseviz.com

Outside, the property is embraced by manicured lawns bordered by hedging, evoking a sense of privacy and tranquillity. A spacious driveway, leading to the garage, provides ample parking for vehicles.

The rear garden is a haven for outdoor enjoyment, featuring a lush lawn and a charming patio area, perfect for al fresco dining or summer barbecues with friends. Two

outbuildings offer additional storage space, ensuring practicality without compromising on style.

This idyllic home presents a unique opportunity to embrace coastal living at its finest, offering a harmonious balance of comfort, convenience, and character. Don't miss your chance to make cherished memories in this coastal haven.





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



SERVICES CONNECTED

Mains water, electricity gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 2298-2004-7245-3265-2994

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

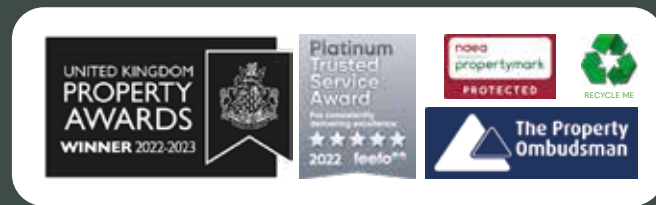
Freehold.

LOCATION

What3words: ///fortunes.clustered.tumblers

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL