



THE STORY OF

# 37 The Beach

*Snettisham, Norfolk*

SOWERBYS



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Snettisham, Norfolk  
PE31 7RB

No Onward Chain

Seven Months Occupancy

Direct Access to the Beach

Sailing Club and Nature Reserve Nearby

Solar Panels and Wind Turbine

Large Decked Area

Sea Views

Wood Burner

Decorated Throughout

SOWERBYS HUNSTANTON OFFICE

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This beautifully presented two double bedroom detached property offers an idyllic escape with breathtaking sea views and direct access to the beach.

As you approach the property, a charming front decking area is perfect for enjoying your morning coffee while taking in the fresh sea air. Off-street parking ensures convenience and ease of access.

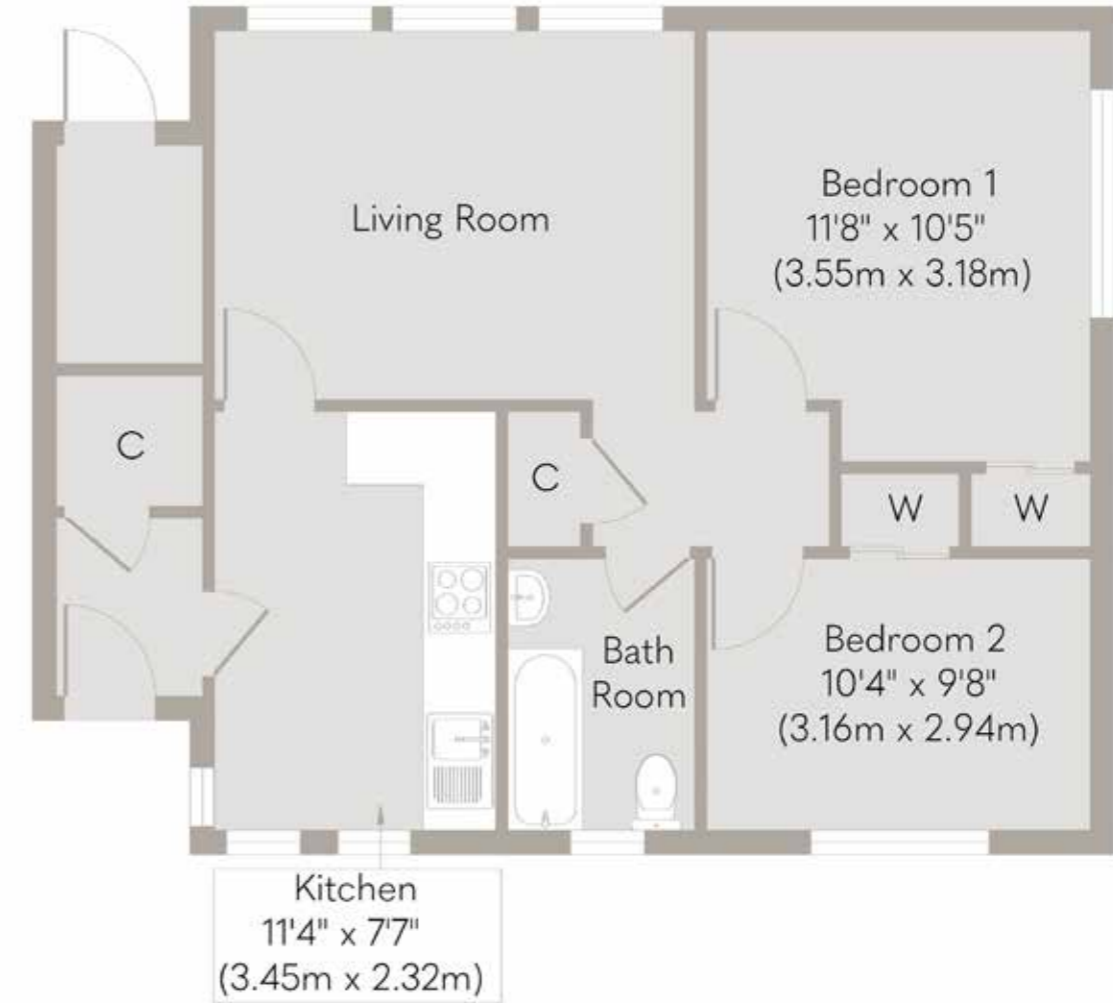
Step inside to discover a well-presented interior, kept in excellent decorative order. The cosy sitting room with sea views features a wood-burner, creating a warm and inviting atmosphere, ideal for relaxing after a day by the sea. The kitchen/breakfast room is functional with plenty of storage cupboards. Two comfortable double bedrooms provide plenty of room for family and guests, and a well-appointed bathroom completes the indoor space.

The rear decking area is the true highlight, offering stunning sea views no matter the season. Imagine unwinding here, listening to the gentle waves and soaking in the peaceful coastal surroundings. A private walkway leads you directly to the beach, so you can enjoy leisurely strolls along the shore at any time.

Modern amenities such as solar panels and a wind turbine not only contribute to a sustainable lifestyle but also help keep energy costs low.

The property's location is a nature lover's dream, with the Snettisham Nature Reserve and Sailing Club within walking distance. Whether you're exploring the reserve, spending time on the water, or simply enjoying the beach on your doorstep, there's always something to do. This exceptional property offers the perfect blend of comfort, convenience, and coastal charm - don't miss the chance to make it your own seaside haven.





Approximate Floor Area  
576 sq. ft  
(53.48 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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# Snettisham

SMALL VILLAGE, BIG REPUTATION

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".

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. 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 Sowerbys



Aerial view of Snettisham Beach

“Whether you're exploring the reserve, spending time on the water, or simply enjoying the beach, there's always something to do.”



### SERVICES CONNECTED

Mains water. Drainage to septic tank. Heating via gas cylinders.

### COUNCIL TAX

Band A.

### ENERGY EFFICIENCY RATING

F. Ref:- 0380-2143-5360-2424-5905

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: ///bags.crib.proudest

### AGENT'S NOTE

Occupancy is restricted to seven months per annum.

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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