



THE STORY OF

26 Pound Lane

Heacham, Norfolk

SOWERBYS



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26 Pound Lane

Heacham, Norfolk
PE31 7EU

Character Cottage

Two Reception Rooms

Three Bedrooms

Family Bathroom

Off-Road Parking

Enclosed Rear Garden

Village Location

Within Walking Distance of the Sea

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Nestled close to the charming village centre, within easy walking distance of the sea, this delightful cottage exudes character and warmth, making it the perfect haven for families and those who love to entertain.

As you step inside, you'll be greeted by a formal sitting room bathed in natural light, creating a cosy and inviting atmosphere where you can relax with loved ones or unwind with a good book. Adjacent to this space is a separate dining room, an ideal setting for hosting dinner parties and family gatherings, ensuring that every meal is a special occasion.

The well-appointed kitchen offers a picturesque view of the serene rear garden, making meal preparation a joy. Conveniently located on the ground floor, the bathroom is both stylish and functional.

Upstairs, the first floor boasts three generously sized bedrooms, each offering a peaceful retreat at the end of the day. Whether you need a master suite, guest room, or a home office, these versatile spaces can easily accommodate your needs.

Outside, the cottage continues to impress. Off-road parking at the front ensures your vehicle is secure and easily accessible. The enclosed rear garden is a true oasis, featuring a well-maintained lawn and a patio area perfect for al fresco dining, summer barbecues, or simply soaking up the sun.

With its perfect blend of charm, comfort, and convenience, this attractive cottage is more than just a house – it's a place to call home. Don't miss the opportunity to experience village life at its finest. Schedule a viewing today and start imagining the wonderful memories you'll create here.



This delightful cottage
exudes character and
warmth.





Ground Floor
Approximate Floor Area
582 sq. ft
(54.06 sq. m)

First Floor
Approximate Floor Area
396 sq. ft
(36.75 sq. m)

Outbuilding
Approximate Floor Area
55 sq. ft
(5.13 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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Heacham

A BEAUTIFUL ARRIVAL TO A LOVELY VILLAGE

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 Sowerbys



Rear garden.

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SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 9340-2579-8400-2124-2361

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: ///savers.waistcoat.indulges

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

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Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
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