



THE STORY OF

26 Park Lane

Snettisham, Norfolk

SOWERBYS



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26 Park Lane

Snettisham, Norfolk
PE31 7NW

Character Property

Recently Renovated

Off-Street Parking

Three Bedroom Property

Modern Bathroom

Motivated Owners

Close Proximity to Amenities and Renowned Pubs

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Step into a slice of history with this delightful late 1800s end-terrace cottage, lovingly updated by the current owners. Nestled in the heart of Snettisham's oldest quarter, this charming home offers a quintessential village lifestyle, surrounded by countryside walks, local pubs, and only a short drive to the beach.

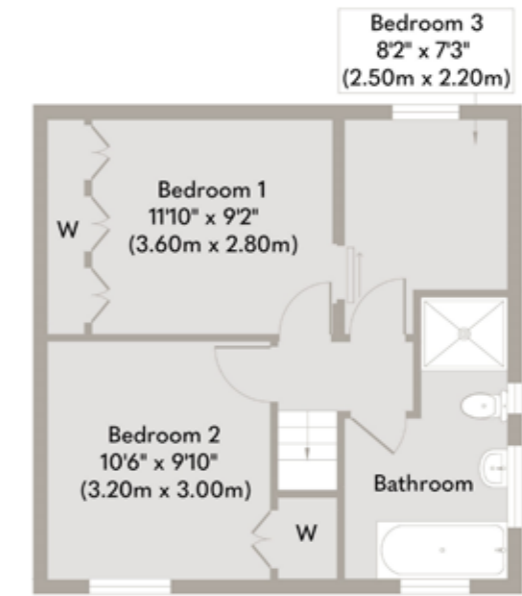
Upon entering through the welcoming porch, the cottage exudes warmth and character. Two reception rooms have been knocked through creating an open space perfect for both cosy evenings and entertaining in front of the fireplace with wood burner. The newly painted kitchen is thoughtfully designed, complete with a practical utility room and downstairs toilet, offering all the conveniences of modern living.

Upstairs, the charm continues with three well-appointed bedrooms: two generous doubles—one with fitted wardrobes for ample storage—and a comfortable single room. The recently updated bathroom is a real stand out room, providing a stylish room with separate shower and rolltop ornate bath.

Outside, the garden is a true extension of the cottage's charm. A generous size for an end terrace, it features various seating areas for soaking up the sun, storage sheds, and mature trees including a lovely apple tree. Vibrant flower beds add colour throughout the year, making this an idyllic outdoor haven.

This Snettisham gem offers the perfect blend of village tranquillity and coastal adventure—a place that truly feels like home from the moment you step inside.





First Floor
Approximate Floor Area
414 sq. ft
(38.44 sq. m)



Ground Floor
Approximate Floor Area
434 sq. ft
(40.28 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 the Vendor



“One of the things I love the most is its rich history and character, perfectly preserved while still offering modern comforts.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref: 0360-2345-6360-2604-5855

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: ///being.devoured.hamper

AGENT'S NOTE

Please note there is a right of way through the rear garden for access to the neighbours rear garden.

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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for the homeless

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