



60 Park Lane
Snettisham | Norfolk | PE31 7NX

FINE & COUNTRY

GLORIOUS VIEWS



In an exclusive position at the end of an unmade lane on the edge of the sought-after conservation village of Snettisham, this recently built detached executive home features the most amazing views over the surrounding countryside.

The living accommodation is versatile and adaptable, and presented to the very highest standards throughout.

It also comes with a detached double garage with storage area above that could subject to planning be converted to an annexe.



KEY FEATURES

- A Recently Built Executive Family Home in the Sought-After Coastal Village of Snettisham.
- Located on an Unmade Lane with Open Field Views
- Flexible Living Accommodation Arranged Over Two Floors
- Four Bedrooms and Three Bathrooms
- Kitchen/Breakfast Room Open Plan to the Dining Room with Separate Utility Room
- Two Living Rooms and an Office
- Double Garage with Storage Area above (with Potential for Development)
- The Accommodation extends to 3,043 sq.ft
- Energy Rating: B

The current owner built the property to their own design several years ago. "The land was purchased with intention to build a traditional home to blend into the surrounding area, which would also take full advantage of all the amazing views available, I feel that I have accomplished this and much more."

Countryside Views

Positioned in a picturesque, private area with no passing traffic at the end of a quaint unmade lane, there is no question that the location of the property is truly exceptional with unobstructed countryside vistas to three of the four sides of the plot. It offers all the seclusion you could want in a wonderful rural setting while still being conveniently placed for access to local amenities. The bridle path to the left of the property is maintained by the farmer and used by local equestrians, while opposite the house there is a public footpath which crosses a field of sheep and is popular with dog walkers, bird watchers and ramblers. The paths lead to a small stream full of wildlife, and to the right the deer park can be found. "The deer are lovely to watch as they graze and interact with each other," the owner commented.

Step Inside

On entering the property, one is greeted by a light and airy entrance hall with a staircase leading to the first-floor landing. Both living rooms are accessed from the entrance hall, at the end of which there is a small atrium around which the home office, a utility room and the kitchen/breakfast room are arranged. Open plan from this latter room is the substantial dining room with the wonderful feature of a lantern roof, and fully sliding bi-fold doors which offer unhindered views across the garden to the fields beyond.





KEY FEATURES

Exploring Upstairs

Upstairs, the four bedrooms can be found, two with en-suites and one with a dressing room, and also a family bathroom. The interior is impeccably presented throughout. When asked about their favourite spaces at the property, the owner replied, "All the rooms have exceptional views, but my favourite guest bedroom with the en-suite has dual views over both the sheep field and the deer field."

The Outside

The detached building situated to the side of the property and accessed by the shingled drive is currently being used as double garage with a useful storage space above. "It has been sympathetically built with the potential to convert it, subject to planning permission, to an annexe or possibly for Airbnb lettings," the owner said. The garden is at present mainly laid to lawn with a paved path down one side which extends to a terraced area at the rear of the plot – this an exceptional position from which to enjoy the breath-taking countryside vista. "The horses to the rear of the house belong to Park Farm, and the backdrop behind them is Snettisham church, which is well known for the amazing light shows during the winter months. It always welcomes new parishioners and is a great way to get into the community."





























INFORMATION



On The Doorstep

Snettisham is a traditional idyllic quiet country village with plenty to do, located between King's Lynn and Hunstanton. Snettisham is known for its welcoming and friendly residents. The property is situated within walking distance of two public houses with great reviews, a fine dining restaurant, and very popular and well-known coffee shop and micro bakery called The Old Store. Other amenities within the village include a local pre-school and primary school, a good range of local shops, a GPs' surgery, pharmacy, veterinary surgery, Original Factory Shop, Ridgeons builders' merchants, a hairdresser and a range of eateries including the renowned Rose and Crown pub with its traditional ales and food. There is also a sports field and a social club hosting a bundle of events, so you can choose how to spend your time. These facilities include tennis courts and a cricket pitch, and a number of regular events take place in the village including a farmers' market held on the second Friday of every month. With its spectacular sunsets, Snettisham Beach is a short cycle ride away, but there are many other beaches to choose from, including those at Heacham, Hunstanton, Brancaster, Wells and Holme. For nature lovers there is an RSPB reserve close to Snettisham Beach, Snettisham Coastal Park and Ken Hill Wood where one can enjoy wonderful woodland walks.

How Far Is It To?

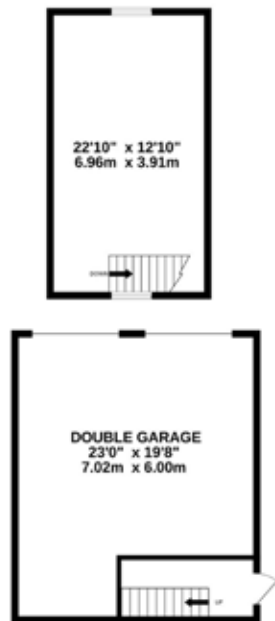
Snettisham is located 12 miles north of King's Lynn which offers a mainline rail link via Cambridge to London King's Cross with a journey length of approximately 1 hour and 40 minutes. An excellent bus service provides easy access to Hunstanton and the villages of the North Norfolk coast in addition to King's Lynn.

Directions

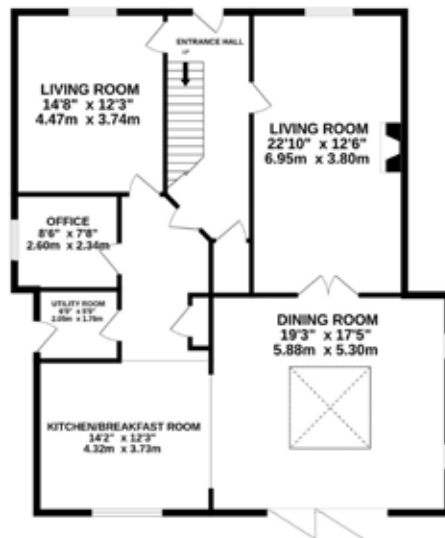
Leave our Fakenham office on the Creak Road/A148 and then turn right onto the B1454 and follow the road through Bircham Tofts and Great Bircham. Continue onto Snettisham Road and then onto Bircham Road. Turn left onto Church Road, left onto Manor Lane and then right onto Park Lane.

Services, District Council and Tenure

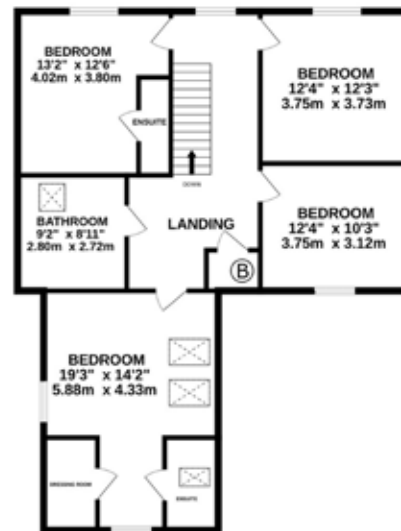
Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
King's Lynn & West Norfolk District Council - Tax Band F
Freehold



GROUND FLOOR
1756 sq.ft. (163.1 sq.m.) approx.

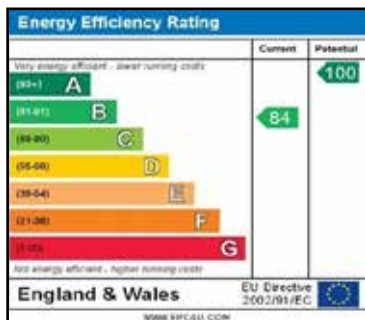


1ST FLOOR
1287 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA : 3043 sq.ft. (282.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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