



THE STORY OF

# 28 Shepherds Port Road

*Snettisham, Norfolk*

**SOWERBYS**





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# 28 Shepherds Port Road

Snettisham, Norfolk  
PE31 7UT

No Onward Chain

12 Month Occupancy

Off-Street Parking and Garage

Large Garden

Great Views Over Lake

Coastal Location

Walking Distance  
to Sailing Club

Potential to Improve

Nestled in a truly enviable location by the picturesque Snettisham Beach, this charming three-bedroom property offers a rare chance to enjoy 12-month occupancy — a unique opportunity in this highly sought-after area. With the sailing lake as your backdrop and a nature reserve just moments away, every day feels like a retreat into nature's embrace.

The property has a large, versatile garden that is ideal to be transformed into an entertainer's paradise, an extension of the home, or even a potential development plot (STPP). Off-street parking and a private garage provide ample space for vehicles, watercraft, or storage.

Inside, the property offers a functional layout with three bedrooms in total with one being downstairs, a family bathroom, a kitchen, a dedicated dining room, and a cosy lounge with views that draw the eye toward the tranquil sailing lake. The property requires modernising throughout and offers an opportunity for someone to put their own stamp on it.

Opportunities like this are as rare as the location itself, so do not miss your chance to secure a slice of Snettisham's finest coastal comforts.

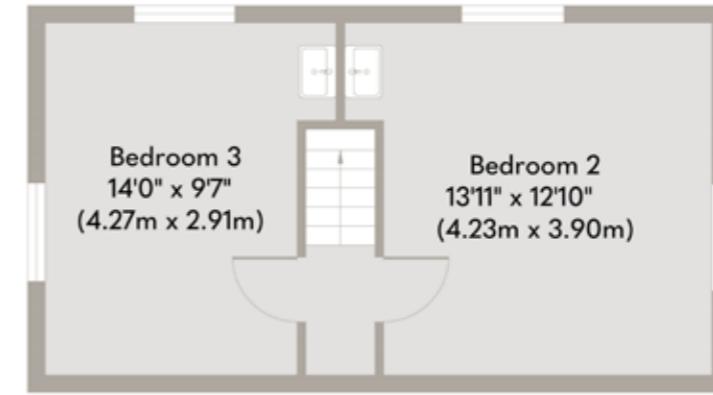
SOWERBYS HUNSTANTON OFFICE

01485 533666

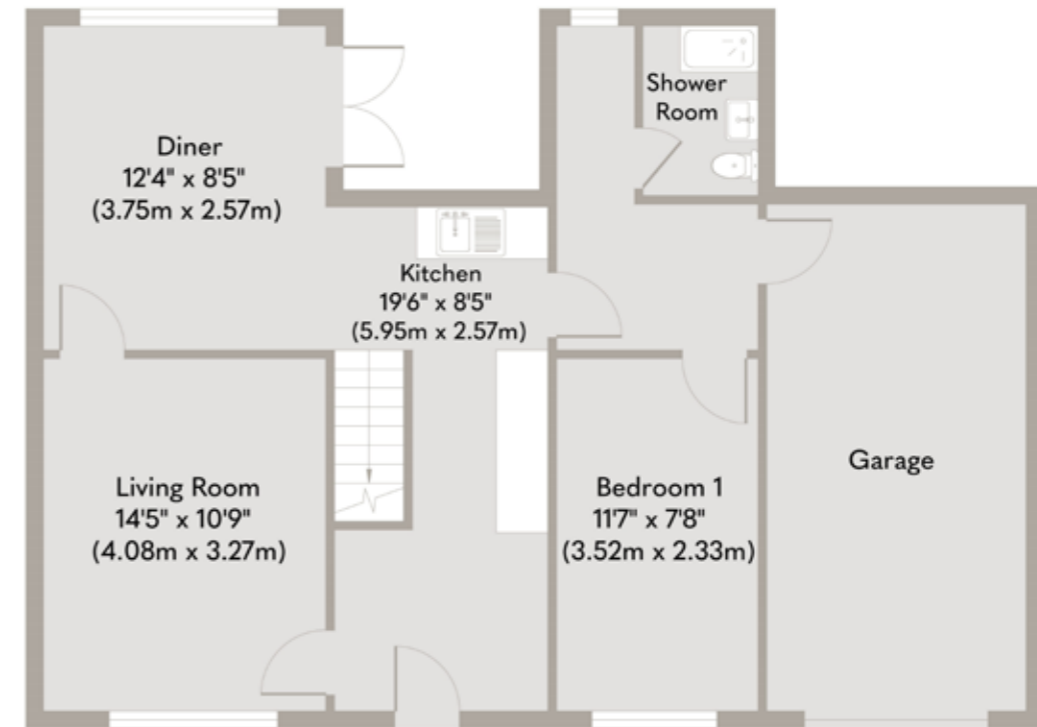
hunstanton@sowerbys.com







**First Floor**  
 Approximate Floor Area  
 339 sq. ft  
 (31.49 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 842 sq. ft  
 (78.18 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*



“Do not miss your chance to secure a slice of Snettisham’s finest coastal comforts.”



## SERVICES CONNECTED

Mains water and electricity. Electric storage heaters. Drainage via septic tank.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

G. Ref: 4990-3090-0122-2097-3243

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: ///soulful.thinnest.orchids

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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

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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 East Anglian  
Air Ambulance

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