



Cartref
42-44 High Street | Heacham | Norfolk | PE31 7EP

FINE & COUNTRY

SPECIAL DELIVERY



In a central position in sought-after Heacham on the Royal Norfolk Coast, this attractive Edwardian detached house with commercial premises is constructed of brick and carrstone, and retains many period features.

The living space is extensive and in addition to what are currently the premises for Heacham Post Office, there are two offices and a range of outbuildings used for storage as well as a double garage and a car port.

With off-street parking for several vehicles, the area outside is currently shingled but could be landscaped to a fully enclosed garden.



KEY FEATURES

- A Wonderful Brick and Carrstone Period Detached Home with Commercial Premises currently Heacham Post Office
- Flexible Living Accommodation Arranged Over Two Floors with Many Original Features found Throughout
- Five Bedrooms and Two Bathrooms
- Kitchen/Breakfast Room with Pantry
- Two Reception Rooms
- Commercial Shop with Two Offices, Staff WC and Store Rooms
- Double Garage, Carport Store and Gardeners WC
- Enclosed Shingle Garden
- Total Accommodation extends to 3,146sq.ft
- Energy Rating: D

With a commanding position in Heacham High Street at the centre of the village, the property retains period features including ceiling cornices, picture rails, panelled internal doors, fireplaces, a mosaic tiled floor and sash windows. It was built in 1911 by a Welsh builder, who named it "Cartref" which is Welsh for "home", and this name can still be seen etched on the transom above the front door.

Local Landmark

Using local carrstone from a neighbouring village, Snettisham, he built the house as a post office, his wife acting as the postmistress. "The property then was occupied by two families, the original owners living upstairs with what is now a shower room as their kitchen, and their son and family living downstairs," the present owners explained. "The shower room has the original airing cupboard, and we use it a washroom with a washing machine and tumble drier, but it could easily be converted back to another kitchen. My grandparents bought the property in 1963 and moved to Heacham to run the village post office. My mother, a fifteen-year-old girl just out of school, already worked behind the counter for the previous postmaster, and my father moved to the property to join his parents six months later where he met my mother, and twelve months later they were married. Next year will see their diamond wedding anniversary! We have so many memories of this warm and cosy house," the owners said. "When I was young, we would stay there when my grandparents went on holiday, and I would love the dark wood solid doors, the grand staircase and the high ceilings. I remember my friend and I playing hotels because of the size of the property." There are four large bedrooms plus a smaller fifth, two with vanity sink units and three with fireplaces that have been covered over. The front bedroom and living room have large bay windows which have been replaced and double glazed. "We have also had the house re-wired and new gas heating installed," the owners said.





KEY FEATURES

Favourite Spaces

The dining room has always been a firm favourite. “Many a meal and celebration have been shared as a family in this room. The fireplace has a unique tile surround with a galleon in the centre which represents the Workers Travel Association from a building in the village. All the family would gather for Christmas dinner in this wonderful room year after year. All special occasions – the millennium, milestone birthdays, my children’s christenings – would take place in this room, and we will miss this room the most. It feels like it’s the heart of my family, and I can’t go in there without a warm glowing feeling.”

The Outside

Outside there are several outbuildings and two outdoor lavatories which were used for staff. “The largest outbuilding was rented out many years ago to a furniture removal company for storage, with the attached building fondly known as the “Boat Shed” where my grandfather and dad kept their boat.” As the Post Office grew, this building later became the sorting office and at one time there were nine postmen working there. “The drive would be full of post bikes and vans, so we never used the garden for ourselves. However, there is plenty of space for a large enclosed garden; the fir trees alone are three metres deep. Twelve months ago, we lost the postmen, and my dad changed the building to a garage, but always felt it would make a lovely home in its own right. There is also an original water pump in the garden.”

Business Potential

As the present owners explain, the property is the central hub of the village and has been a landmark for local people for many decades. “The Post Office itself has two doors from the house into the business which are currently closed off but could easily be opened up. A new owner may want to use the offices as a business; it would be perfect for a firm of solicitors or accountants, a dentists or florists. There is so much potential for commercial premises or an alternative could be to provide holiday/Airbnb accommodation. If it is decided to keep it for residential use, the area could be converted to make a large open plan downstairs living space.”

On Leaving

“We will be leaving many fond memories. We will miss the space, the warmth and homeliness of the house, and just that feeling when you step through the grand front door into the large hallway,” the present owners replied when asked what they would miss most about their home. “I love the village and wouldn’t want to live anywhere else, but the time has come for the family to downsize, and the Post Office is no longer viable so it’s time for someone else to benefit from this wonderful property.”





















INFORMATION



On The Doorstep

A popular coastal village located within a designated Area of Outstanding Beauty approximately 2 miles south of the coastal resort of Hunstanton, Heacham offers a range of amenities. "The village has a lovely community feel with three public houses and a social club and bowling green, floodlit football fields and tennis courts," the owners said. In addition, there is a convenience shop, fish and chip shop, as well as a GPs' surgery, and infant and junior schools. The Church of St Mary the Virgin is at the heart of the community where local legend has it that the Indian Princess, Pocahontas, worshipped at the church with a memorial dedicated to her still on view.

How Far Is It To?

"The property is a 15 minute walk to both Heacham's North and South beaches," the owners said. Of the two local beaches, North Beach has an amusement arcade, café and fish bar and beach huts for hire, while South Beach has its own café/gift shop and is particularly prized for its sand dunes. "There are lots of lovely walks, perfect for us and our dogs, and Sandringham, Burnham Market, Holkham and Brancaster are all favourite of ours as local destinations. There are so many amazing eateries and restaurants along the coast that you are spoilt for choice." Other destinations to visit close to hand include Norfolk Lavender, Hunstanton with its family orientated facilities, Holkham Hall, Felbrigg Hall, Blickling Hall, and Oxburgh Hall, and the Sandringham Estate with its delightful woodland walks is only 7 miles to the south. The well-known Hunstanton and Brancaster golf courses are approximately 10 minutes by car. Regular bus services run to King's Lynn which is approximately 12 miles from Heacham with direct train routes through to Ely, Cambridge and London.

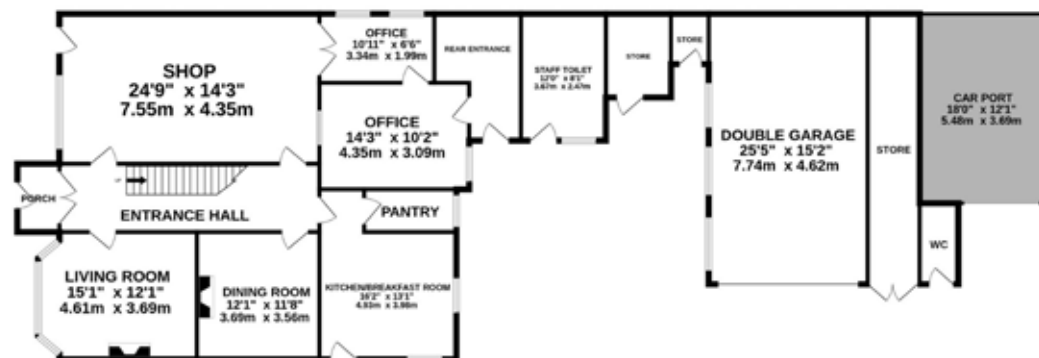
Directions

Leave our Fakenham office on the A148/Creake Road and turn right onto the B1454. Follow this road through Docking and Sedgeford and then at Norfolk Lavender turn right and cross over to the Lynn Road. Turn left onto High Street and the property will be found on the left hand side.

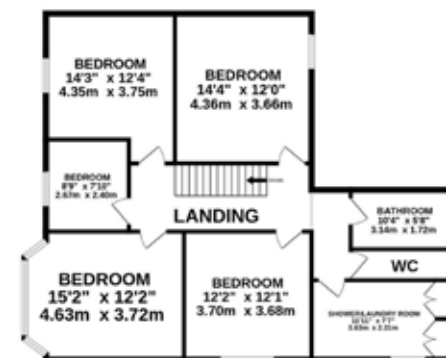
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - vendor uses Shell Energy
Please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Kings Lynn & West Norfolk Borough Council - Tax Band E
Freehold

GROUND FLOOR
2066 sq.ft. (192.0 sq.m.) approx.

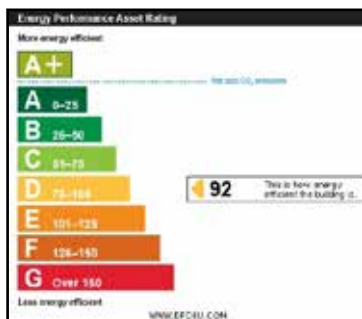


1ST FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA : 3146 sq.ft. (292.3 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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POST OFFICE

MEACHAM

SALE

Cartref

RESERVED

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