



THE STORY OF
PJ's Place
Snettisham, Norfolk

SOWERBYS



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PJ's Place

21B Manor Lane, Snettisham, Norfolk
PE31 7NH

Beautifully Presented Character Cottage in a
Peaceful, Sought-After Village Setting

Bright and Spacious Lounge/Diner with Patio
Doors Opening to the Garden

Contemporary Kitchen with Ample Storage and
Practical Layout

Three Well-Proportioned Bedrooms, Offering
Flexible Living Space

Stylish Family Bathroom with Modern Fixtures
and Finishes

Enclosed Rear Garden with Patio, Lawn, and
Mature Planting – Ideal for Outdoor Living

Private Off-Road Parking to the Rear

Single Garage Providing Secure Parking or Useful
Additional Storage

Offered with No Onward Chain, Allowing
for a Smooth and Swift Move

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Tucked away in a peaceful and highly regarded part of the village, this beautifully presented character cottage in Snettisham offers the perfect balance of period charm and contemporary living. Just a short distance from the village centre, it enjoys a convenient yet tranquil setting in one of West Norfolk's most sought-after coastal villages.

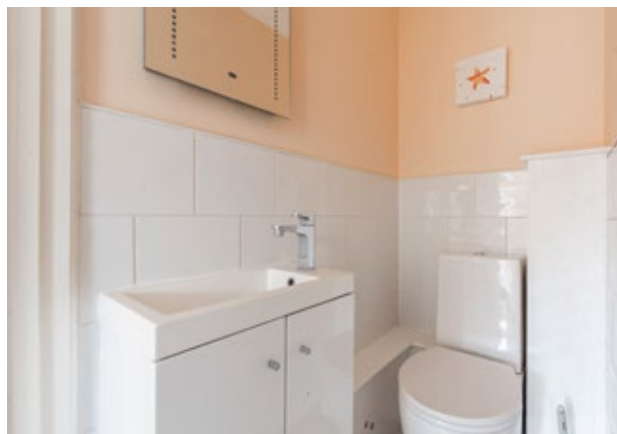
Having been tastefully modernised by the current owners, the property is ready to move into and thoughtfully designed for modern life. The welcoming lounge/diner is filled with natural light and features patio doors that open directly onto the rear garden, making it a lovely space to relax or entertain. The adjoining kitchen is smartly finished and well-appointed with ample storage and preparation space.

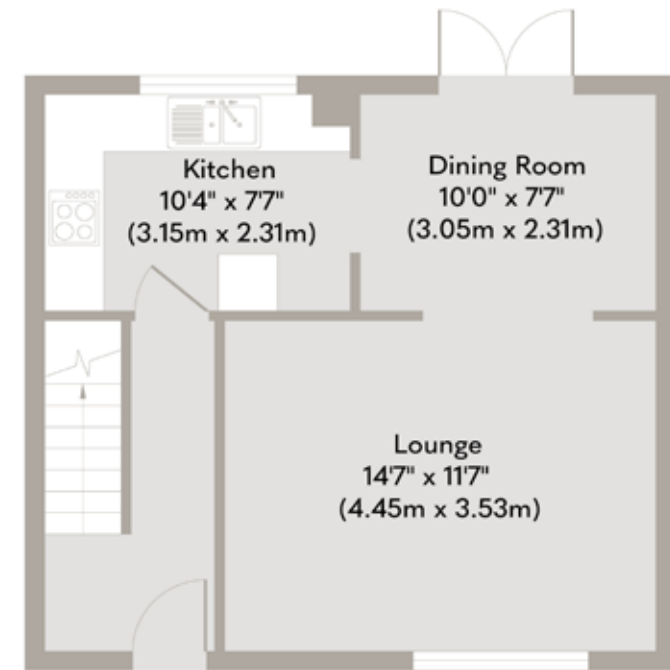
Upstairs, you'll find three well-proportioned bedrooms, a stylish family bathroom, and a separate WC—ideal for busy households or visiting guests.

Outside, the enclosed rear garden is a real highlight: private and peaceful with a neat lawn, patio area, and mature planting that adds colour and interest throughout the seasons. A rear gate provides direct access to a private parking area and single garage, offering both practicality and security.

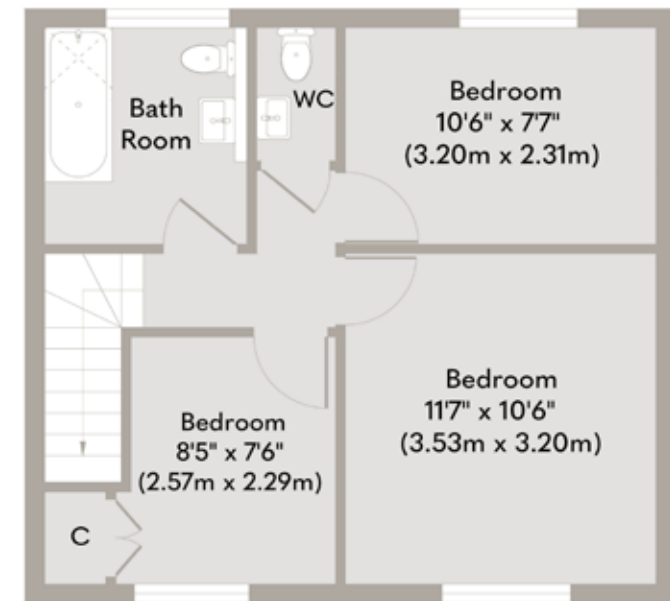
Offered with no onward chain, this delightful home is a rare opportunity in a village that offers a wonderful sense of community, excellent amenities, and easy access to the stunning North Norfolk coastline.

Early viewing is strongly encouraged to appreciate all that this charming Snettisham cottage has to offer.





Ground Floor
Approximate Floor Area
403 sq. ft
(37.43 sq. m)



First Floor
Approximate Floor Area
403 sq. ft
(37.43 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



“Private and peaceful garden with a neat lawn, patio area, and mature planting that adds colour and interest throughout the seasons.”



SERVICES CONNECTED

Mains water, drainage, gas and electricity.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///free.baker.segments

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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