



Briar Cottage  
48 Hunstanton Road | Heacham | Norfolk | PE31 7HH

# TWO'S COMPANY



“You get not one but two properties here, nestled in an idyllic setting on the edge of a lively and well served North Norfolk village, with views over the pretty parish church, just a few minutes from the coast. Whether as a weekend bolthole, creative retreat, holiday rentals, home with an income or for multiple generations, it's a property with enormous appeal, in a very prestigious location.”







# KEY FEATURES

- An Award Winning Restoration of a Grade II Listed Cottage situated in the North Norfolk Village of Heacham
- Separate Detached Two Bedroom Annexe with Kitchen, Living Room and Wet Room
- The Cottage has Two Bedrooms and a First Floor Bathroom
- Kitchen/Breakfast Room with Separate Laundry Room and Ground Floor Shower Room
- Living Room with realistic Gas Log Burner
- Small Garden and Private Off Road Parking
- Walking Distance of the Golf Course and Village
- The Accommodation in Total extends to 1,425sq.ft
- Energy Rating: E & D

Enjoy the very best of North Norfolk, walking distance from a friendly and year-round community, with all amenities close by, including a golf course and supermarket. You're on the outskirts of the village with beautiful views, riverside walks and a rural feel, yet you're also just a mile from the beach.

## An Award-Winning Restoration

Sitting pretty on a small green, neighbouring the village church, you have a beautiful two-bedroom period cottage here with parking and a garden, as well as a detached, self-contained annexe that has its own outside space. The cottage dates back to 1700 and was the subject of an award-winning restoration in the early 2000s, courtesy of the Campaign to Protect Rural England. The CPRE Norfolk Awards scheme recognises and promotes building projects that enhance the Norfolk countryside, as indeed this attractive period residence does. Since the current owners purchased it, having fallen in love with the area, they have replaced what was formerly a garage with a charming annexe that's all on one level and has a wet room. This has proved incredibly popular as an accessible holiday let, with people returning two or even three times a year.

## Meeting Many Needs

In the main cottage, you have heaps of wonderful character features, including a lovely, curved wall, lots of oak timbers, an inglenook fireplace with realistic gas log burner, exposed brick and more. Both the sitting room and kitchen are well-proportioned, with plenty of room for a dining table in the latter. You have a separate laundry, which is very useful, and a ground floor shower room.







# KEY FEATURES

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## Exploring Upstairs

Upstairs, both bedrooms are a good size and are independently accessed from the landing, as is the first-floor bathroom. In the annexe, everything is on one level, with two bedrooms, a bright and welcoming sitting room, a large galley kitchen and a wet room. The owners have found this to be in demand as there's a shortage of holiday properties suitable for those with limited mobility and this fits the bill. It would also be great as a granny annexe or separate accommodation for an adult child (or two) at home. Alternatively you could use it as a base for your business, with the sitting room and bedrooms making excellent offices.

## Year-Round Community, A Holiday Feel

As well as a small garden and private off-road parking, you have access from your front door to the countryside, with beautiful walks on the doorstep and the river to explore. You can also walk to the golf course (which has an excellent club house) and to the centre of the village. You'll find supermarkets, places to eat, a social club, takeaways, leisure facilities and more. Unlike in many North Norfolk villages, most homeowners live here year round, so there's a thriving community and it's easy to put down roots. There is also a big market for holiday lets, being so close to the coast and countryside and to attractions such as Sandringham, Holkham, Hunstanton, Norfolk Lavender, nature reserves and so much more. Foodies will love exploring the gastropubs, tucking into the freshest of seafood and fine dining at the Michelin starred establishments in the area.









By the sea all worries wa

























The Annexe

























# INFORMATION

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## 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. 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 15-20 minute walk to both Heacham's North and South beaches. 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 walkers and dogs. 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 onto the A149. Turn left onto Church Lane and then left again onto Hunstanton Road, whereby number 48 will be found on the left hand side.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Septic Tank Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Kings Lynn & West Norfolk Borough Council - Council Tax Band C  
Freehold

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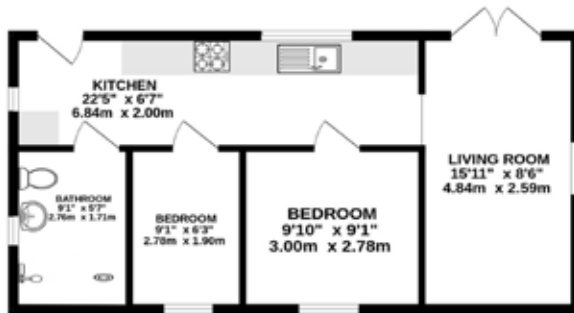
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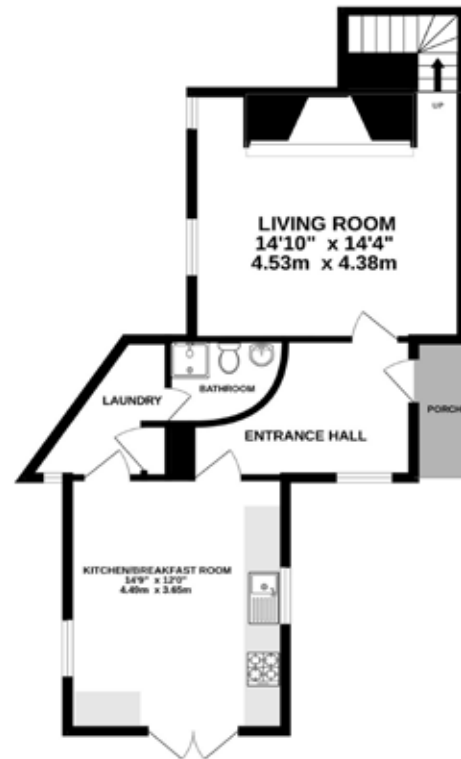




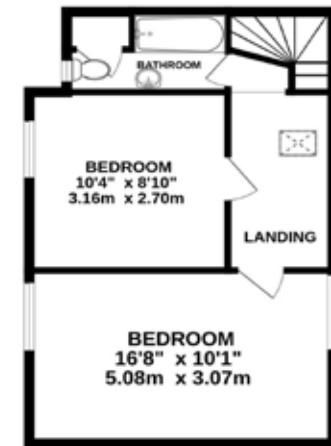
ANNEX  
491 sq.ft. (45.7 sq.m.) approx.



GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

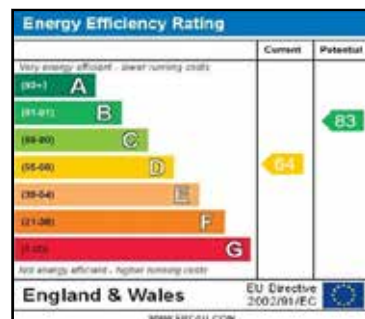


TOTAL FLOOR AREA : 1425 sq.ft. (132.4 sq.m.) approx.

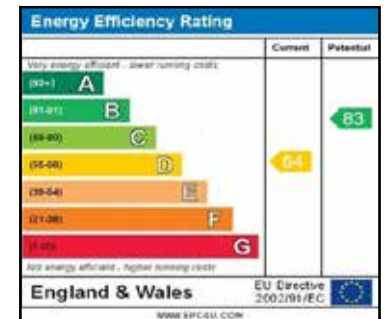
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EPC for Annexe



EPC for Cottage



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# FINE & COUNTRY

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Fine & Country Fakenham  
1 Bridge Street, Fakenham, NR21 9AG  
01328 854190 | fakenham@fineandcountry.com

