



THE STORY OF

Heacham House

Heacham, Norfolk

SOWERBYS



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**Staith Road, Heacham, Norfolk
PE31 7ED**

**Elegant Double-Fronted Victorian
Home Built in 1898**

**Prime Coastal Location Opposite
the Village Duck Pond**

Spacious Accommodation Over Three Floors

Stunning Open-Plan Kitchen and Family Room

**Four Bedrooms and Four Bathrooms
Including Three En-Suites**

Period Features with Contemporary Finishes

Elegant Reception Rooms with Feature Fireplaces

Natural Stone Flooring and Underfloor Heating

**Beautiful Landscaped Garden
with Terrace and Lawn**

Garage and Ample Private Parking





Heacham House is an elegant and beautifully proportioned double-fronted Victorian residence dating back to 1898, offering an exceptional combination of period charm and modern sophistication. Perfectly positioned in the heart of a popular coastal village just one mile from the beach and overlooking the picturesque village duck pond, this impressive home provides the very best of coastal living. Thoughtfully extended and immaculately presented, it offers generous and versatile accommodation arranged over three floors, ideal for both family life and entertaining.

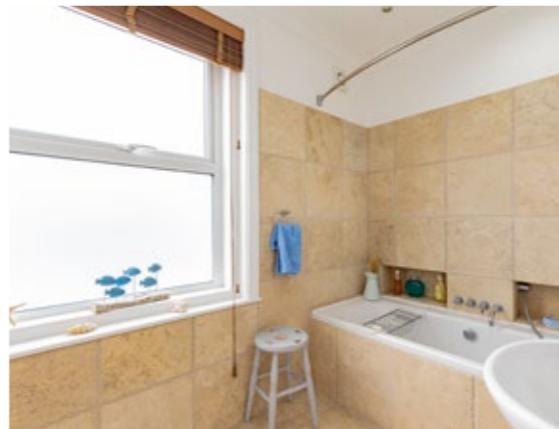
From the moment you step inside, the sense of space and quality is immediately apparent. The welcoming hallway sets the tone with its classic proportions and elegant detailing, leading to beautifully appointed reception rooms that retain much of the home's original character. Sash windows, feature fireplaces, and high ceilings enhance the light and airy feel throughout, while subtle contemporary touches ensure every space is comfortable and functional.

At the heart of the home lies a stunning open-plan kitchen and family room. This wonderful space has been designed for modern living, featuring high-quality fittings, sleek cabinetry, and a generous dining area. Large doors open directly to the garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. The adjoining utility room provides excellent practicality with ample storage and workspace.



Light-filled reception rooms featuring sash windows, high ceilings and original fireplaces, blending timeless character with modern living.





Across the upper floors, the accommodation continues to impress. There are four spacious bedrooms and four beautifully appointed bathrooms, three of which are en-suite. Each bedroom has been carefully finished to provide both comfort and style, with soft tones and refined detailing that complement the home's original features. The principal bedroom suite offers a calm and relaxing retreat with its luxurious en-suite bathroom and delightful views over the surrounding area.

Outside, the property continues to delight. The private rear garden has been thoughtfully landscaped to provide areas of terrace seating, lawn, and mature planting, offering a peaceful and secluded setting perfect for relaxing or entertaining. To the rear, a garage and ample parking ensure the property is as practical as it is beautiful.

Heacham House perfectly balances period elegance with contemporary design, creating a home that feels timeless yet ready for modern life. Every detail, from the natural stone flooring with underfloor heating to the quality finishes throughout, has been carefully considered to enhance both the comfort and character of this remarkable property.

Positioned just moments from the coast, Heacham House offers an enviable lifestyle where village charm meets seaside tranquillity. With its generous proportions, exquisite presentation, and delightful setting, it represents a rare opportunity to acquire a home of genuine character and quality. Offered with no onward chain, this is a property ready to move into and enjoy immediately, making it the perfect choice for those seeking refined coastal living in one of North Norfolk's most desirable locations.



A beautifully proportioned Victorian residence dating back to 1898, offering an inspiring blend of period charm and contemporary refinement.





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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Heacham

A BEAUTIFUL ARRIVAL TO A LOVELY VILLAGE

Norfolk Lavender on the A149 coast road is the landmark that tells you you've arrived at Heacham. Long popular with local families, thanks to a thriving primary and junior school, the village is large and offers a diverse blend of period properties and newer additions, plus a growing number of stunning beachfront houses, many with beautiful, first floor living areas that take full advantage of their shoreline position and rolling sea views.

Along with numerous pretty carrstone period houses, the village has grown in recent years and is bordered by a new development, Butterfield Meadow, on the edge of Hunstanton to the east and Lamsey Lane to the west. It is well-serviced by two supermarkets, Tesco Express and Lidl on the A149, a Post Office, electrical store, chemist, GP surgery and gym, along with an alternative health clinic.

Spending time outside is part of everyday life here – it could be why so many of us become dog owners to enjoy a daily walk or two. Indulge your love of the great outdoors further with a bike ride or game of golf. Cyclists should pit-stop at A E Wallis, which has been selling and servicing bicycles since 1939. If golf is your game, enjoy a round at Heacham Manor, rated in Golf World's Top 100 Golf Resorts, or perfect your swing at its driving range. Alternatively, slow the pace with an easy walk to one of the village's two beaches where you will find a sandy spot to enjoy one of west Norfolk's legendary sunsets.

It's easy to see why this coastal village offers the best of both worlds and appeals so much to those looking for a much-coveted home within walking distance of the beach and amenities, but without the bustle of a busy tourist trap. Come and discover your place in the sun, too.



Note from Sowerbys



"Immaculately presented throughout, with generous and versatile accommodation arranged over three elegant floors."



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0350-2823-7160-2002-8781

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: //single.cyber.seasick

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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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