



THE STORY OF

6 Pine Mall

*Heacham, Norfolk*

SOWERBYS





THE STORY OF

# 6 Pine Mall

Heacham, Norfolk  
PE31 7AE

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Peaceful Cul-De-Sac Position in one of  
Heacham's most Popular Locations

Comfortable Sitting Room  
with Multi-Fuel Burner

20ft Heated Conservatory, Ideal for  
Dining and Unwinding All Year

Three Bedrooms, Including Two  
Doubles and a Flexible Third Room

Private Garden, Ample Off-Street Parking  
and Garage with Electric Doors

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Quietly tucked away in a desirable Heacham cul-de-sac, 6 Pine Mall offers a wonderfully relaxed way of life just moments from the beach, village pubs and everyday shops. Immaculately presented throughout, this detached bungalow feels calm, comfortable and easy from the moment you arrive.

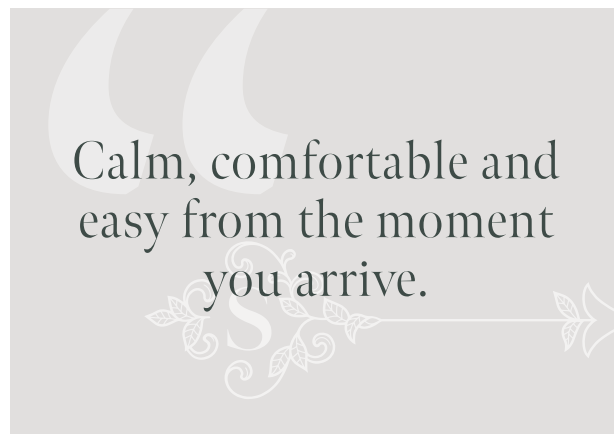
The sitting room is warm and inviting, centred around a multi-fuel burner that makes evenings in especially cosy. The kitchen has been thoughtfully updated with a new worktop and breakfast bar, creating a practical spot for morning coffee or breakfast. To the side, the impressive 20ft conservatory is a real heart of the home - light-filled, heated for year-round use and perfectly suited to dining, entertaining or simply unwinding.

There are three bedrooms, including two generous doubles and a flexible third room ideal for a home office, dining room or hobby space. The modern shower room is sleek and stylish with a low-profile tray.

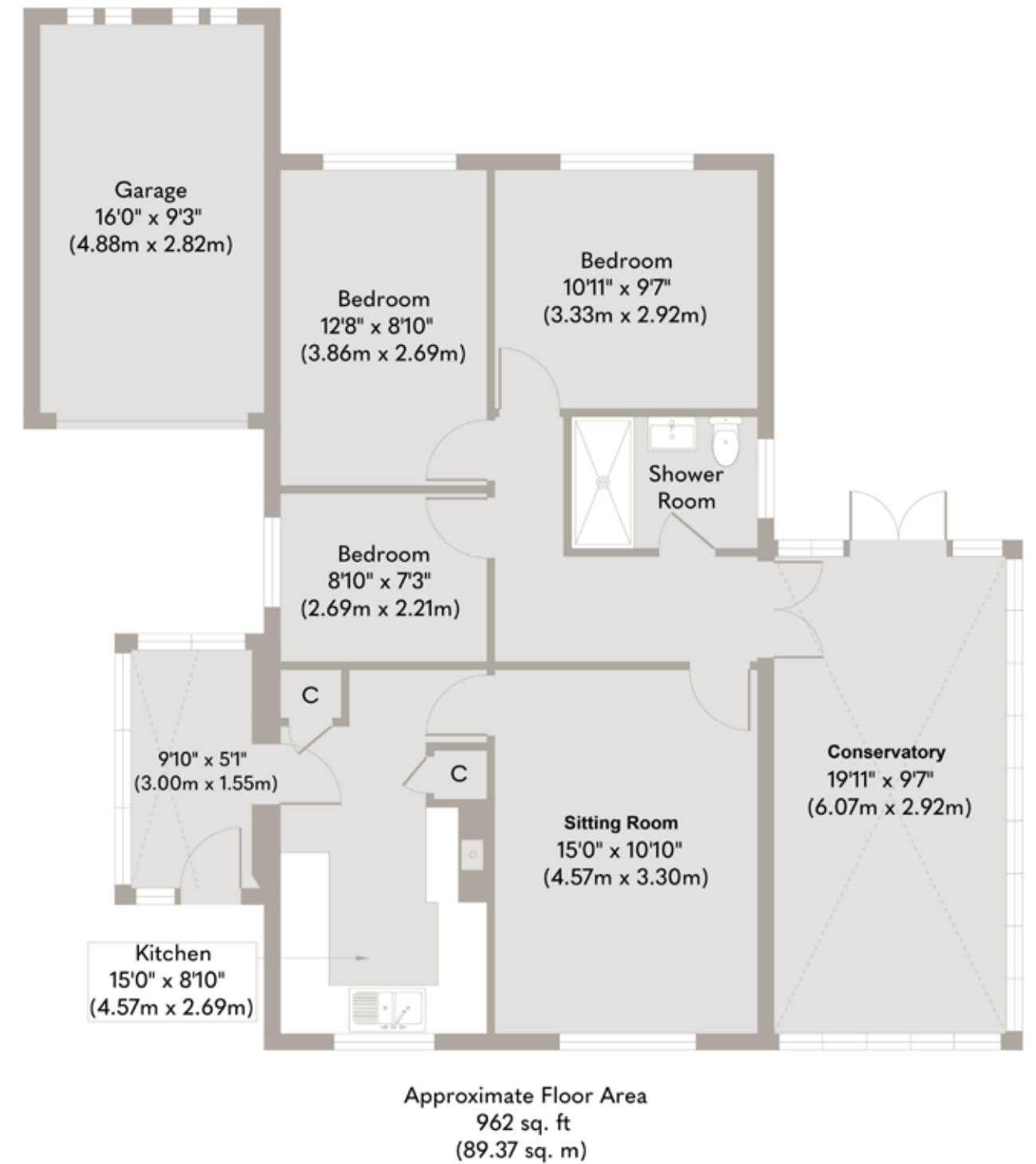
“Quietly tucked away, yet close to everyday village life.”

Outside, a private side patio offers a sheltered place to sit, while the lawned garden provides a pleasant green backdrop. Ample driveway parking and a garage with electric doors complete this well-balanced coastal home.









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-served 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



Heacham Sea Front

“A wonderfully relaxed way of life, just moments from the beach and village pubs.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 0143-3932-7202-9237-8204

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: ///polka.yummy.creeps

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# SOWERBYS

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