



THE STORY OF

Meadow Head

Sedgeford, Norfolk

SOWERBYS



THE STORY OF

Meadow Head

16 Goodminns Estate, Sedgeford, Norfolk
PE36 5NB

No Onward Chain

Two Bedroom Detached Bungalow

Kitchen/Dining Room and Spacious Sitting Room

Light and Airy Sitting Room
with Brick Open Fireplace

Family Bathroom and Additional WC

Off-Street Parking and Garage

Glazed Entrance Porch

Countryside Views

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



From its elevated position, Meadow Head enjoys rolling countryside views to both front and rear. This two bedroom detached bungalow has been used by the current owners as a second home, holding many years of enjoyable holiday memories. Superbly located, it's time for a new owner to begin making memories while discovering all that this fabulous area has to offer.

Approaching the property, you are greeted by a glazed entrance porch, which the current owners have added. Although a perfect place to leave your shoes and coats, its real highlight is the field view to the front. From here the hallway leads to two good-sized double bedrooms, a family bathroom with separate shower, and a handy second WC. The sitting room is light and airy with a large front window and a brick open fireplace, a cosy spot to snuggle down to in colder seasons. The kitchen/dining room has been extended to create a sociable cooking and entertaining area that overlooks the rear garden. There is also a handy internal door to the single garage.

The rear garden is mainly low maintenance with some mature plants and shrubs, and with a fantastic distant countryside view.

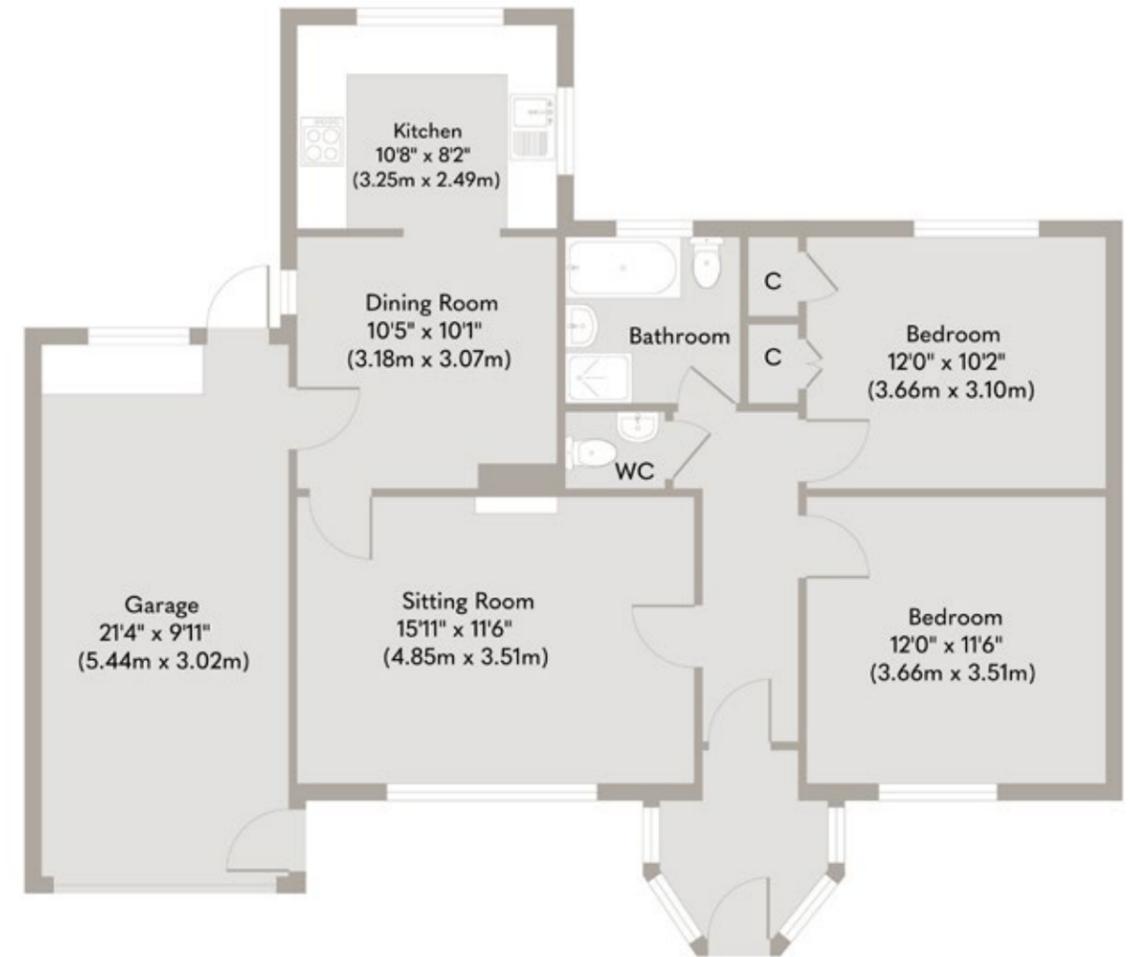
With no onward chain, Meadow Head will appeal both to those looking to retire to the countryside and to small families looking for a bolt hole close to the picturesque North Norfolk Coast.





A superbly located
two bedroom detached
bungalow





Approximate Floor Area
 835 sq. ft
 (77.61 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.

Copyright V360 Ltd 2026 | www.houseviz.com

Sedgeford

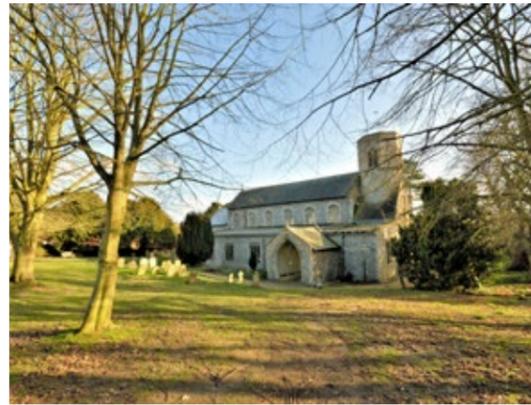
DISCOVER COASTAL CHARM AND RICH HERITAGE

A popular conservation village, Sedgeford is just 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities.

Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way, a 46 mile trail full of history and tradition, which begins in Thetford, runs through Sedgeford and as far as Holme, where it connects with the Norfolk Coastal Path. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods.

The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.



Note from the Vendor



“We have very much enjoyed being part of the community, and having the ability to walk in the surrounding countryside.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank.
Heating via electric heaters.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 1101-8340-0022-7026-0873

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: ///unfair.lands.relatives

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

