

SOWERBYS

Norfolk Property Specialists



The Old Chapel

Holly Hill, Sedgeford, Norfolk, PE36 5LX

£625,000



Viewing by appointment with our

Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



THE OLD CHAPEL

Situated in the heart of this popular Norfolk village, this spectacular detached new home is beautifully located with numerous countryside walks on the doorstep and just a stone's throw from the stunning beach at Brancaster and the highly regarded Georgian village of Burnham Market. Taking full advantage of its fantastic elevated position, the property enjoys wonderful far reaching views over the surrounding countryside, as well as offering excellent, versatile accommodation.

Arranged over three floors, the well thought out accommodation is flexible, with the ground floor offering the potential for multi generational living. The large reception room has bi-folding doors opening to the south, and there is a good sized bedroom, kitchen/utility room and shower room, allowing a teenager or older parent to live independently.

Moving up to the first floor allows you to really appreciate the thought that has gone into the layout and design of the property, with the entire level of the house arranged as a large open plan kitchen/living/dining room. Fitted with modern high gloss units, the kitchen is arranged around a central island housing the hob and with extractor above, and features quality integrated appliances and sleek quartz worksurfaces. This sociable space truly becomes one with outside, with a door from the living area opening out to the large balcony, a superb area for socialising and perfect for barbecues or a glass of wine while enjoying the far reaching views. On this floor there is also a partitioned area allowing a quieter study space.

The three bedrooms on the second floor are all generously proportioned double rooms and enjoy further stunning views over farmland and countryside. The principal bedroom benefits from an en-suite shower room, whilst the remaining two bedrooms are served by the family bathroom.

Outside the property is accessed over a large gravelled driveway which provides ample parking space for several vehicles and leads to a covered parking space. In addition, there is a useful storage space, ideal for bikes and kayaks. A small wrap around garden continues around the side and rear of the property.



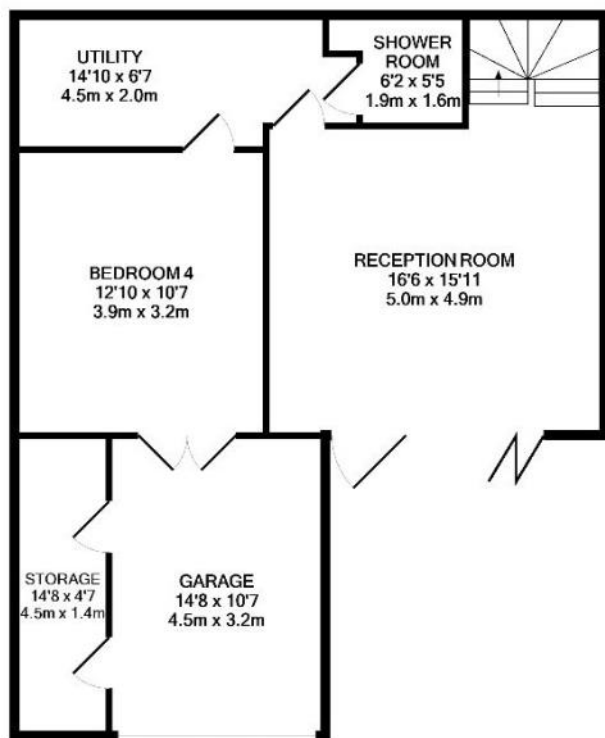
KEY FEATURES

- Four Generous Double Bedrooms
- Ground Floor Reception Room and Utility/ Kitchen
- Stunning Open Plan First Floor Kitchen/ Dining/ Living Space
- Potential for Multi-Generational Living
- Three Bathrooms
- Stunning Countryside Views
- Large Balcony, Ideal for Alfresco Dining
- Ample Parking Space
- Close to North Norfolk Coast

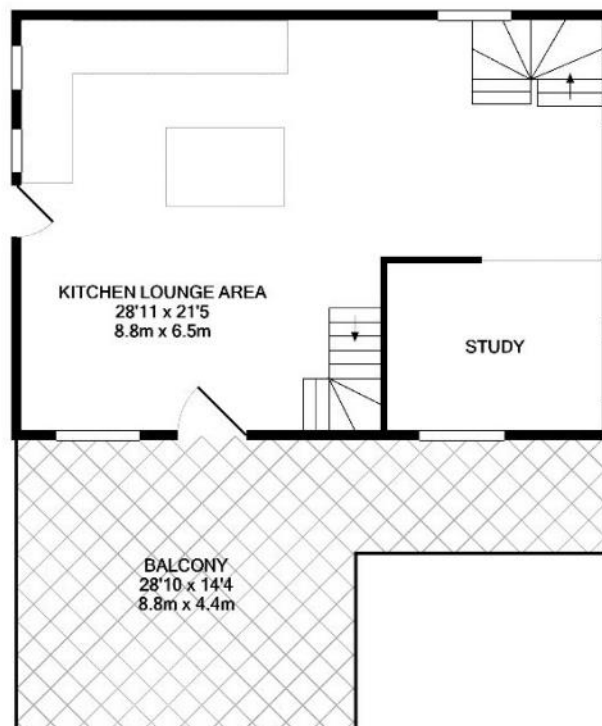




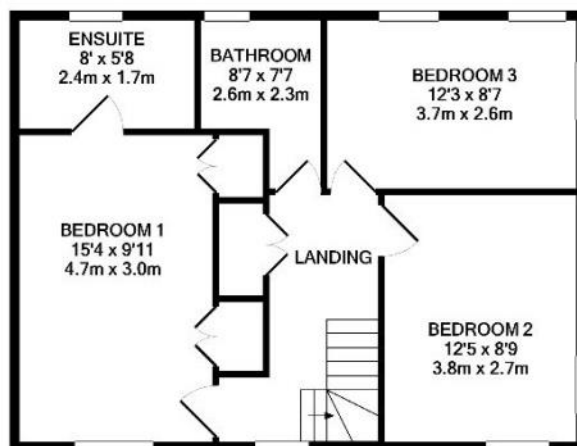




GROUND FLOOR
APPROX. FLOOR
AREA 810 SQ.FT.
(75.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 590 SQ.FT.
(54.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 580 SQ.FT.
(53.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1980 SQ.FT. (183.9 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2021

SEDFORD

Sedgeford is a popular conservation village, 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 also runs through Sedgeford to Thornham and is a 15 km trail full of history and tradition. 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.

SERVICES CONNECTED

Mains electricity and water. Drainage to treatment plant. Air source heating.

COUNCIL TAX

Band E.

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.

DIRECTIONS

Travelling into Sedgeford from the direction of Docking, follow the road down the hill into the village and around the right hand bend, passing the King William pub on your left. Take the next left hand turning, signposted Snettisham, and the property is immediately on the right hand side.

The exact location of the property can be found on What3Words: // reap.tram.curve

Viewing by appointment with our Hunstanton Office:
54 Westgate, Hunstanton, Norfolk, PE36 5EL
01485 533666 • hunstanton@sowerbys.com



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.

Residential Sales • Lettings • Property Management • Land & New Homes

Burnham Market • Dereham • Fakenham • Holt • Hunstanton • King's Lynn • Norwich • Watton • Wells-next-the-Sea

Sowerbys Limited is a company registered in England and Wales, company no: 04151583. Registered office: The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT
Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office: 54 Westgate, Hunstanton, Norfolk, PE36 5EL