



THE STORY OF

# The Hermitage

*Heacham, Norfolk*

SOWERBYS

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# The Hermitage

2 Wilton Road, Heacham, Norfolk  
PE31 7AD

Detached Family Home

Generous, Private Plot

Five Bedrooms and a Nursery/Study

Four Reception Rooms

Two Bathrooms

Two Ground Floor WCs

Large Lawned Garden with Terrace

Spacious Driveway

Triple Garage and Electric Car Charging Point

Summerhouse and Hot Tub

SOWERBYS HUNSTANTON OFFICE

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“The garden is so private and peaceful, you could be anywhere...”

Only a few moments from Heacham's sandy North Beach, The Hermitage is nestled in its leafy corner plot. Tucked away on a quiet road, it's easily missed, and feels wonderfully secluded, the perfect place to while away the hours in your own private haven. The spacious accommodation has made The Hermitage a calming home where the owners have loved raising their family.

The serene entrance hall immediately offers a sense of calm, a tranquil space to step into, escaping the outside world.

Of all the reception spaces on offer, the family room is a favourite of the current owners' – spacious and versatile, and enjoying delightful vistas of the garden. As you might expect, the kitchen is the hub of the home and, connecting seamlessly with the dining area, there's enough space for everyone to gather together. Featuring classic timber and granite topped kitchen units, a range cooker, and characterful beams, the kitchen adjoins the utility room providing all-important storage space and access out to the side.



Two further reception rooms can also be found downstairs; the characterful formal sitting room which retains its picture rail and cast iron fireplace, and the dining room which is currently used as a home gym, but offers a wealth of possibilities for a new owner. Completing the ground floor accommodation are two WCs.

“...it’s been a fantastic place to bring up our family, whilst having space for guests.”





Be fitting a home of this scale and splendour, the first floor principal bedroom suite is vast and sumptuous. Four dormer windows flood the room with light, and there's more than enough space to make this your own relaxing sanctuary. The en-suite lends a luxury spa feel, with the dressing room large enough to be another bedroom.

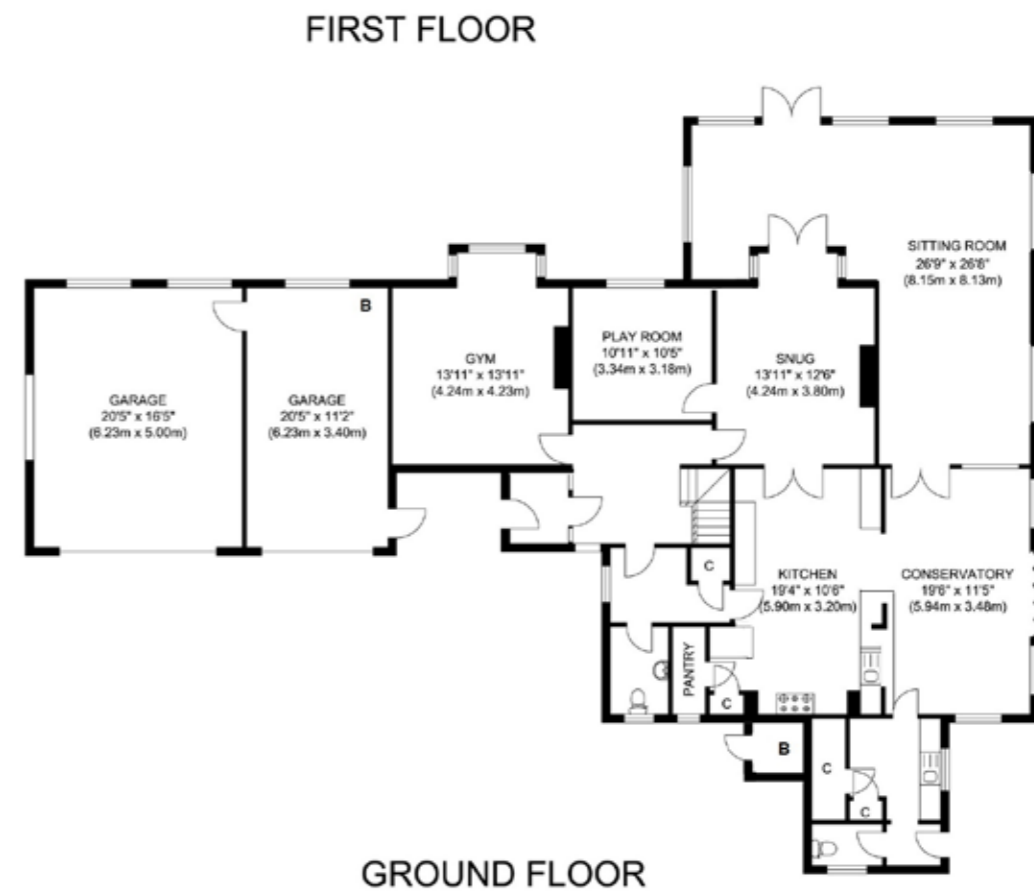
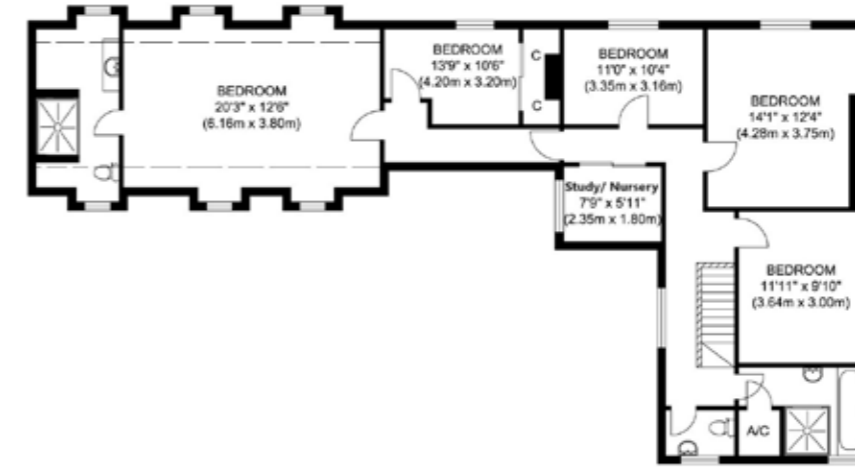
The remaining bedrooms are all light-filled, with three being good sized double rooms, and the fourth making an ideal study or nursery. The large bathroom includes a separate shower and freestanding roll-top bath, perfect for a relaxing soak at the end of the day.



The Hermitage's generous accommodation is matched perfectly by the size of its plot, which wraps around the home beautifully. Behind the double entrance gates there's plenty of space for parking multiple vehicles, as well as a triple garage and electric car charging point.

A large lawn forms the main part of the garden, thoughtfully planted with a selection of mature shrubs and trees, whilst a summerhouse and a hot tub both offer places to relax and enjoy the tranquil setting. A terrace seating area allows guests to spill out from the dining area and provides an ideal setting to host a barbecue or drinks party.

A traditional home, with space to grow, The Hermitage is ready for new owners to begin making memories here.



**TOTAL APPROX. FLOOR AREA OF HOUSE 3050 SQ.FT. (283.39 SQ.M.)**  
**TOTAL APPROX. FLOOR AREA OF GARAGE 570 SQ.FT. (52.95 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.

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ALL THE REASONS

# Heacham

IN NORFOLK  
IS THE PLACE TO CALL HOME



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



Looking out onto the terrace.

“The family room and terrace are perfect for barbecues and summer parties.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0817-1022-9000-0994-9222

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

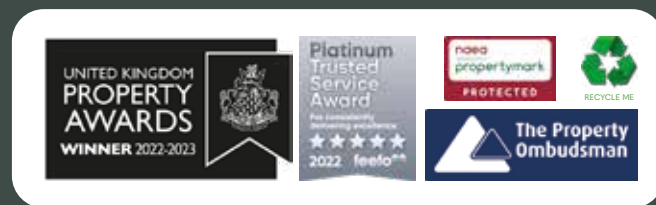
Freehold.

## LOCATION

What3words: ///crisps.cuddling.champions

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# SOWERBYS



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