



THE STORY OF

# Lapwing House

*Heacham, Norfolk*

SOWERBYS





S

THE STORY OF

# Lapwing House

21 St Mary's Close, Heacham,  
PE31 7HL

●  
Picturesque Lakeside Setting

Exquisitely Finished Modern Home

Double Height Glass Atrium

Four Double Bedrooms and Four En-Suites

Substantial Living Space

High Specification Kitchen

Summer House

Air Conditioning and Underfloor Heating

Integral Double Garage

No Upward Chain

●

SOWERBYS HUNSTANTON OFFICE

01485 533666

[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)





“...an absolutely stunning home, which perfectly encapsulates a modern design with barn style proportions.”

Quietly located within the prestigious, gated development, Torrey Meadows D, Lapwing House is an absolutely stunning home, which perfectly encapsulates a modern design with barn style proportions.

Designed and built by the Wrights, one of north Norfolk's most respected and well-established family builders, the quality of the finish is evident throughout every detail of this beautiful house.

On entering, you are welcomed straight into an impressive vaulted atrium, which is incredibly light, and the sense of space this room creates carries right through the entire house.

On the ground floor the living space is apportioned into three very generous areas. The kitchen and dining area are open-plan to each other, with the dining area also having full width bi-folding glass doors, which open directly onto the garden making this room perfect for free-flowing entertaining. The kitchen area is centred around a magnificent, curved granite topped island and also has a walk-in pantry.

The drawing room, which is also vaulted, has a striking fireplace with a log-burner within to provide a central focus to the room. This room also has full width bi-folding glass doors, and perfectly links through to the dining room via the patio area outside.







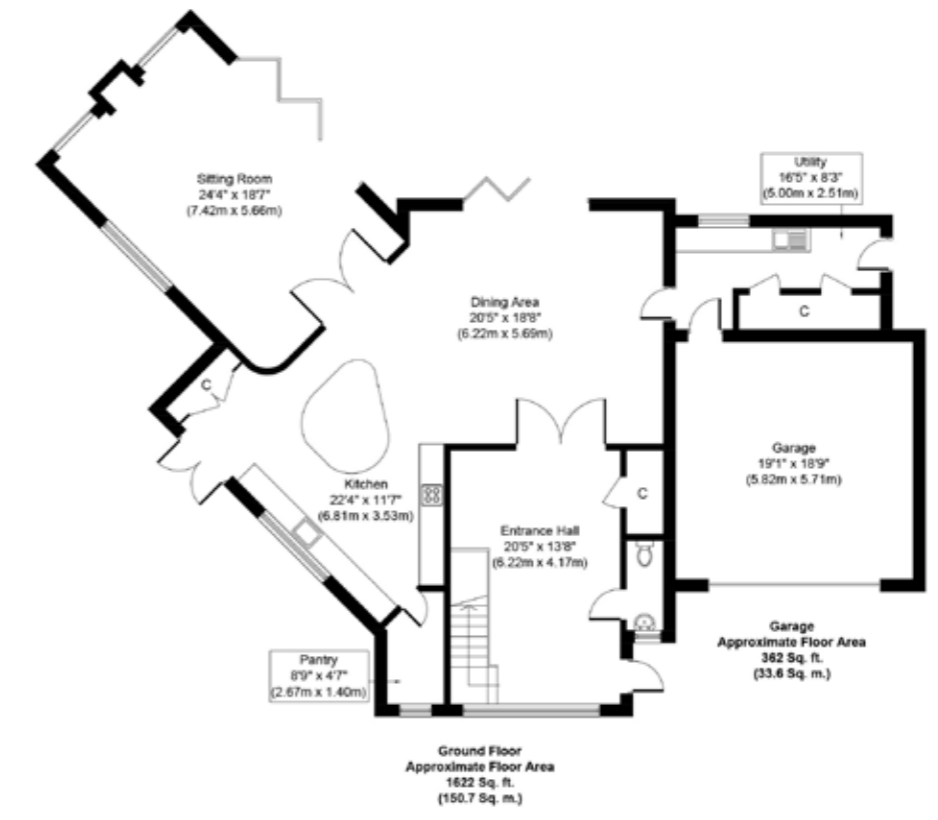
SOWERBYS — a new home is just the beginning



Upstairs, and all leading off the large central landing which overlooks the entrance hall, there are four substantial double bedroom suites, with two of the bedrooms having walk-in wardrobes in addition to their en-suites.







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 2022 | www.houseviz.com





Lapwing House is situated on a substantial plot which offers ample, gated off-road parking to the front, in addition to the double garage, and a beautiful garden to the rear. Entertain family and friends on the various patio areas, or sit back in the perfectly placed summer house and enjoy the later afternoon and early evening sunshine. With fold-down sides, it's an ideal space for al fresco use, which the weather cannot spoil.

Having been a much-loved and relaxing second home to our sellers, it's time for someone new to find sanctuary here.





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 the Vendor



Heacham

“It’s a lovely, peaceful setting with fresh air and beautiful dog walks.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Air conditioning. Heating via gas central heating, with underfloor heating on ground floor. Fitted security cameras.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

B. Ref:- 7705-5016-5377-3239-0250

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: ///lanes.costly.labs

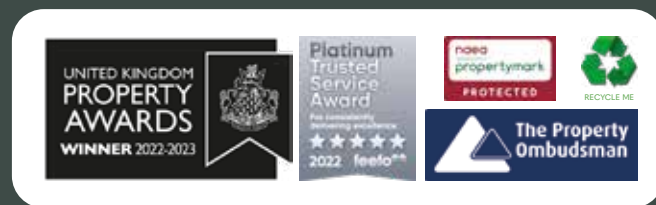
## AGENT'S NOTE

There is a covenant on the house that prohibits it being used as a holiday let.

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 54 Westgate, Hunstanton, Norfolk, PE36 5EL