



THE STORY OF

# Old Coachhouse

*Snettisham, Norfolk*

SOWERBYS





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1a Alma Road, Snettisham, Norfolk  
PE31 7NY

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Character Property

Village Location

Excellent Decorative Order

Exposed Wooden Beams Throughout

Sitting Room

Dining Room

Family Kitchen

Three Double Bedrooms

En-Suite and Bathroom

Enclosed, Well-Maintained Garden

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**SOWERBYS HUNSTANTON OFFICE**

01485 533666

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







Tucked away in the heart of the village, this charming character property perfectly combines traditional appeal with modern comforts, all just a short drive from the beautiful beach.

As you step inside, the inviting sitting room immediately captures attention with its stunning fireplace and wood-burning stove, creating a warm and welcoming atmosphere perfect for cosy evenings. Adjacent to the sitting room, the separate dining room offers an ideal setting for family meals and gatherings, where memories can be made. The stylish, well-equipped kitchen provides all the modern conveniences, making it as practical as it is beautiful. On the ground floor, you'll also find a convenient guest W.C., ideal for guests and family alike.

Upstairs, the home continues to impress with three generously sized double bedrooms, including a tranquil principal bedroom featuring its own en-suite bathroom. A well-appointed family bathroom serves the other two bedrooms, completing the upper floor with both style and comfort.

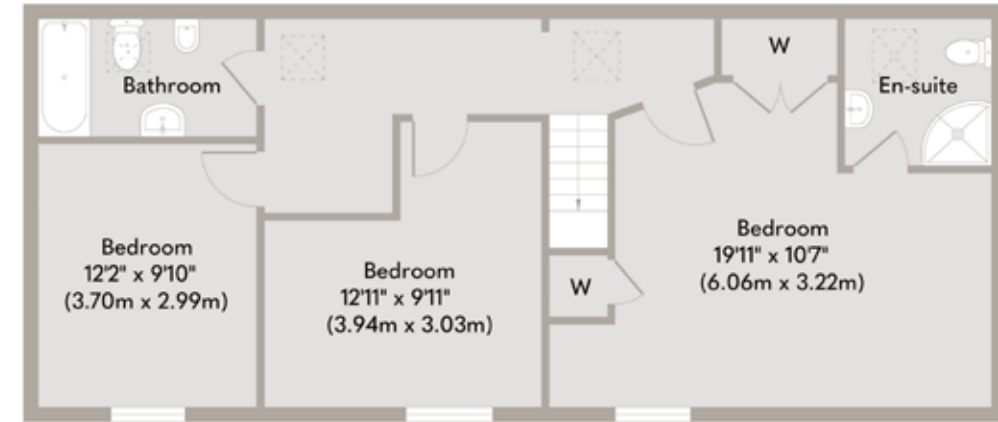
Outside, the enclosed rear garden is a true gem - beautifully laid out with a mix of lawn and patio areas, it's the perfect space for outdoor entertaining, enjoying a morning coffee, or simply unwinding in the peaceful surroundings. Whether you're hosting a summer barbecue, gardening, or relaxing in the sunshine, this garden provides the ideal backdrop.

This delightful home is more than just a place to live; it's a lifestyle. With its blend of character and modern living, a village location offering easy access to amenities, and the stunning coastline just moments away, it truly is the perfect retreat for those seeking both comfort and convenience.

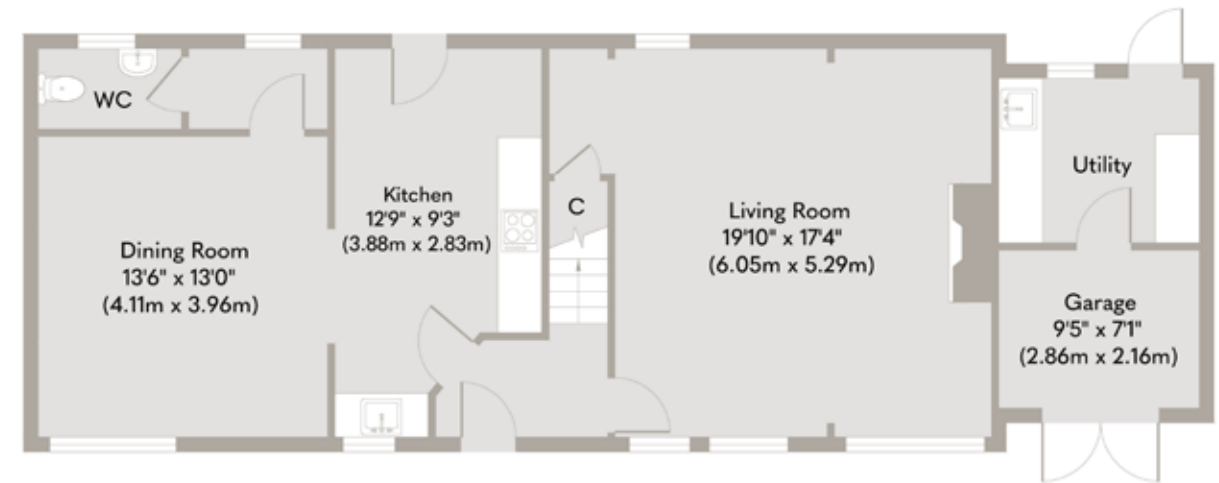








First Floor  
Approximate Floor Area  
745 sq. ft  
(69.24 sq. m)



Ground Floor  
Approximate Floor Area  
883 sq. ft  
(82.05 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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# Snettisham

SMALL VILLAGE, BIG REPUTATION

For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church which sits on a hill behind the village centre was built in the 14th century and has an 172ft spire that was once used as a landmark for ships on The Wash, and described by architectural historian Pevsner as, "perhaps the most exciting decorated church in Norfolk".

Diners are spoiled for choice as Snettisham is also home to The Old Bank, which was named The Good Food Guide Best Local Restaurant in 2019 and is also listed in the Michelin Guide. For coffee, brunch or an evening of wine, nibbles and jazz, try the sister business next door, The Old Store.

Snettisham is home to a RSPB nature reserve and Wild Ken Hill, a rewilding site using regenerative farming to return the land to its natural stage. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing, alongside a vibrant social events calendar.

Whatever pace you enjoy, there can be few places as appealing as Snettisham to enjoy some of the finer things in life.



## Note from Sowerbys



Aerial View of Property and Surrounding Area

“This delightful home is more than just a place to live; it's a lifestyle...”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

E. Ref: 0328-8053-7232-4126-1984

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: ///inner.calendars.swan

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

