



JOY'S
COTTAGE

THE STORY OF

Joy's Cottage

Snettisham, Norfolk

SOWERBYS



THE STORY OF

Joy's Cottage

5 Alma Road, Norfolk
PE31 7NY

Village Location

Kitchen/Diner

Sitting Room

Three Bedrooms

Family Bathroom

Enclosed Rear Garden

Successful Holiday Let

No Upward Chain

SOWERBYS HUNSTANTON OFFICE

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Just a few minutes' walk from the heart of the village - with its vibrant café culture, local shops, and award-winning pub - this beautifully presented cottage offers the perfect blend of character and modern living. Nestled behind a classic five-bar gate, the property has been thoughtfully updated by the current owners to create a welcoming home with a stylish, contemporary feel.

Step inside and you'll find a spacious kitchen/diner - the true heart of the home - ideal for gathering with friends and family. The formal sitting room, complete with a cosy wood-burning stove, invites you to unwind in comfort, with a door leading out to the enclosed garden, creating a seamless indoor-outdoor living experience.

Upstairs, there are three well-proportioned bedrooms and a sleek, modern family bathroom - perfect for family life or visiting guests.

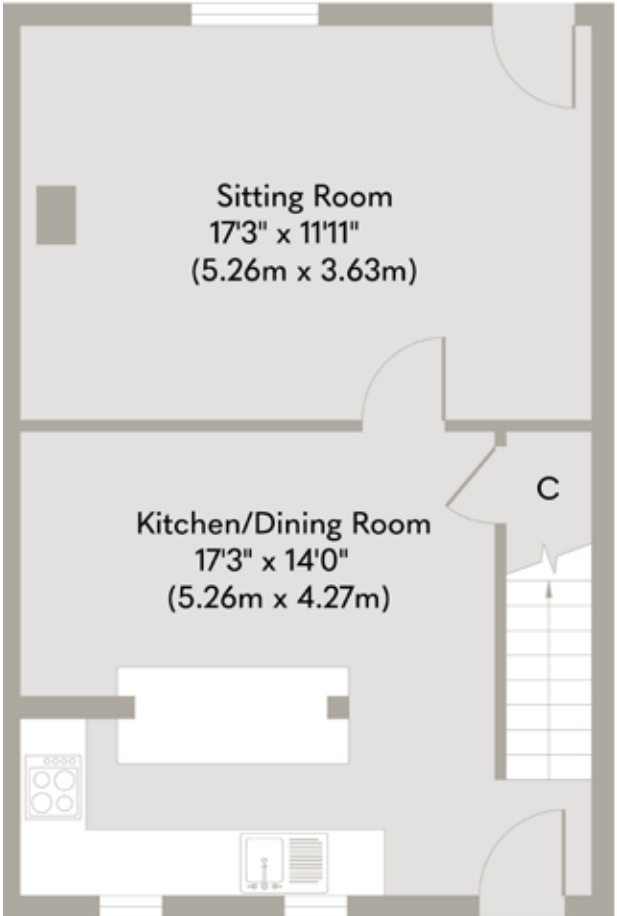
The garden is a real highlight, offering a private retreat with a raised decking area which catches the sun, and a paved patio perfect for alfresco dining and entertaining.

Whether you're looking for a tranquil family home or a successful holiday let investment, this charming cottage ticks all the boxes - character, convenience, and comfort in an enviable village setting.

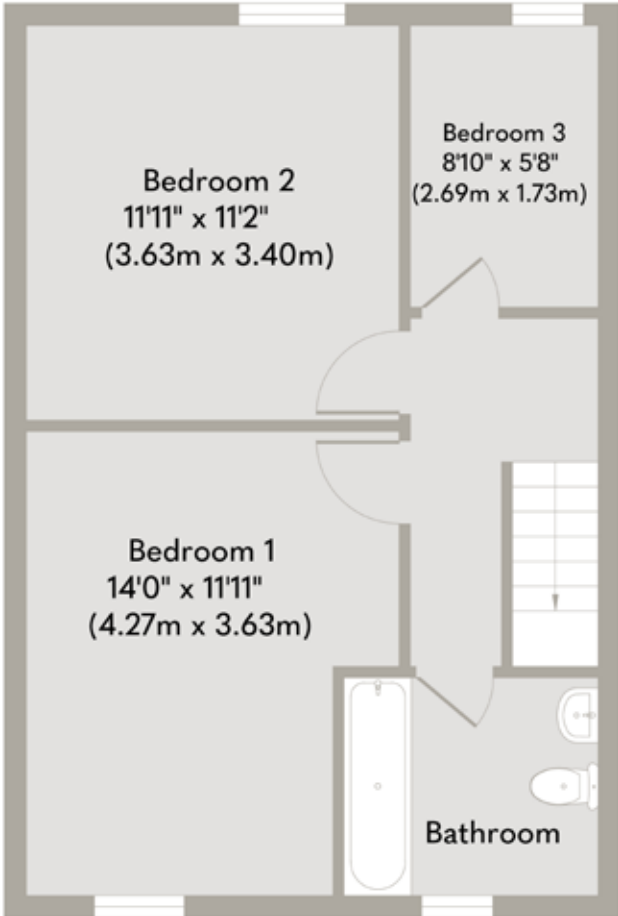


This charming cottage
delightfully blends
its character with the feel
and finish of a
more modern home





Ground Floor
Approximate Floor Area
453 sq. ft
(42.06 sq. m)



First Floor
Approximate Floor Area
453 sq. ft
(42.06 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



"The garden is a real treat. The combination of the paved area and decking section make it a wonderful space to enjoy."



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 0443-2822-7022-9596-8275

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: ///pronouns.smarting.buckling

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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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