



INTRODUCING

61 Shepherds Port Road

*Snettisham, Norfolk*

SOWERBYS



THE STORY OF

# 61 Shepherds Port Road

Shepherds Port, Snettisham  
Norfolk, PE31 7UT

Brick Built Bungalow

Holiday Home with  
Holiday Let Potential

Large Lawned Garden and  
Generous Patio Area

Off-Street Parking

Close to Beach, Reserve  
and Sailing Lake

No Onward Chain

Sunset Retreat is exactly how it sounds. Tucked away on a quiet lane just a leisurely stroll from Snettisham beach, nature reserve and sailing lake, Sunset Retreat is a lovely two-bedroom bungalow offered with no onward chain. Ideal as a seaside bolt hole or holiday let, the property offers a relaxed coastal lifestyle.

Step inside to a spacious sitting room with an open fire and glass doors opening to a sunny front terrace—perfect for morning coffee or summer evenings. The kitchen is well-equipped with the addition of a small pantry cupboard. There are two bedrooms, a shower room, and built-in storage throughout.

The garden is in two parts. There is a lush grassed area with gravel off-street parking and potential to add more, with a terrace for outdoor dining and two useful sheds to the rear.

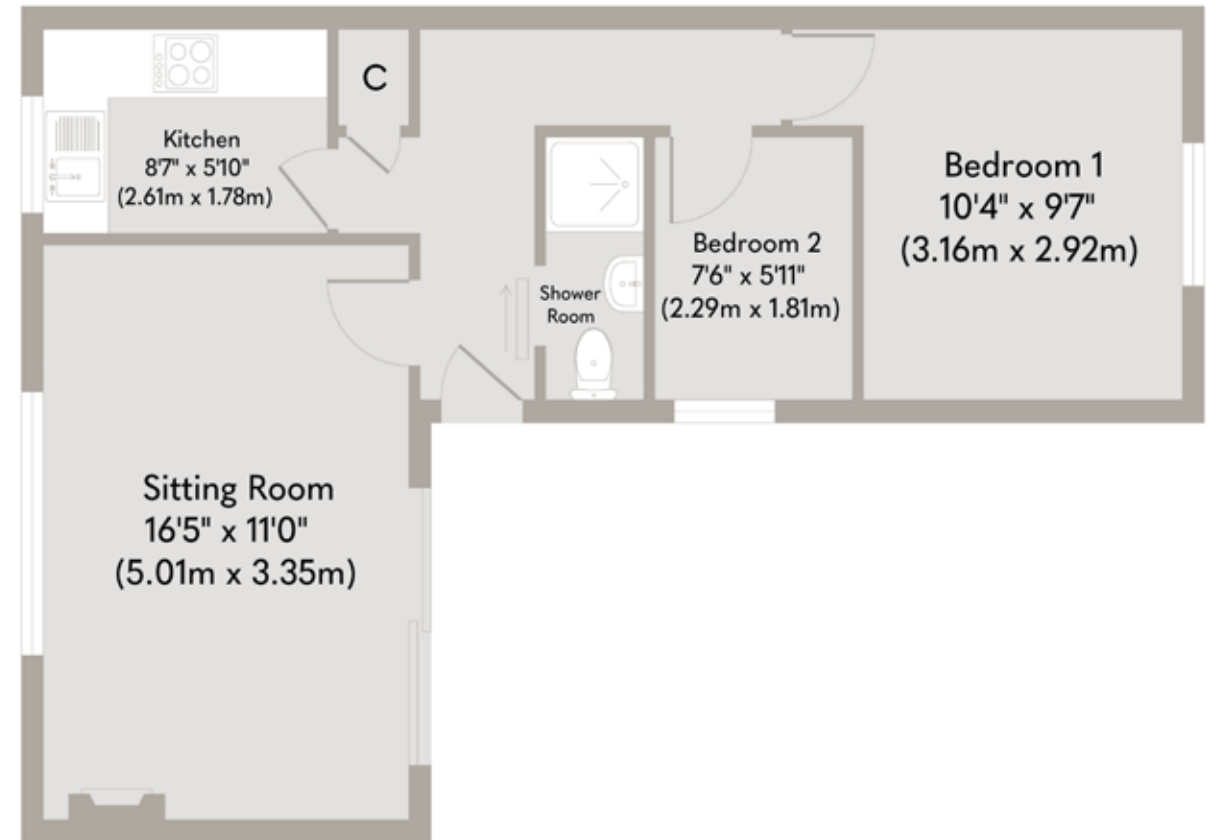
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**Approximate Floor Area**  
**450 sq. ft**  
**(41.8 sq. m)**

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.



## SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank.

## COUNCIL TAX

Band A.

## 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.

## TENURE

Freehold.

## LOCATION

What3words: ///stowing.dispensed.awaited

## AGENT'S NOTE

Occupancy is restricted to 8 months from March to October.

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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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