



THE STORY OF

2 West Staithe Barns

Heacham, Norfolk

SOWERBYS



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2 West Staithe Barns

South Beach Road, Heacham, Norfolk
PE31 7BA

Barn Conversion

Immaculately Presented

Spacious Sitting Room

Kitchen

Conservatory

Two Bedrooms

Family Bathroom

Enclosed Garden

Garage

No Upward Chain

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This beautifully presented barn conversion offers the perfect blend of coastal charm and village convenience, ideally situated just a short stroll from both the beach and the heart of the village.

The accommodation is full of character and natural light, featuring a spacious and airy open-plan lounge/diner – ideal for entertaining or relaxing in comfort. From here, one way leads to a well-appointed kitchen, while the other opens into a delightful conservatory which enjoys tranquil views over the enclosed rear garden.

The property offers two generous bedrooms and a modern family bathroom, providing ample space for everyday living or weekend escapes.

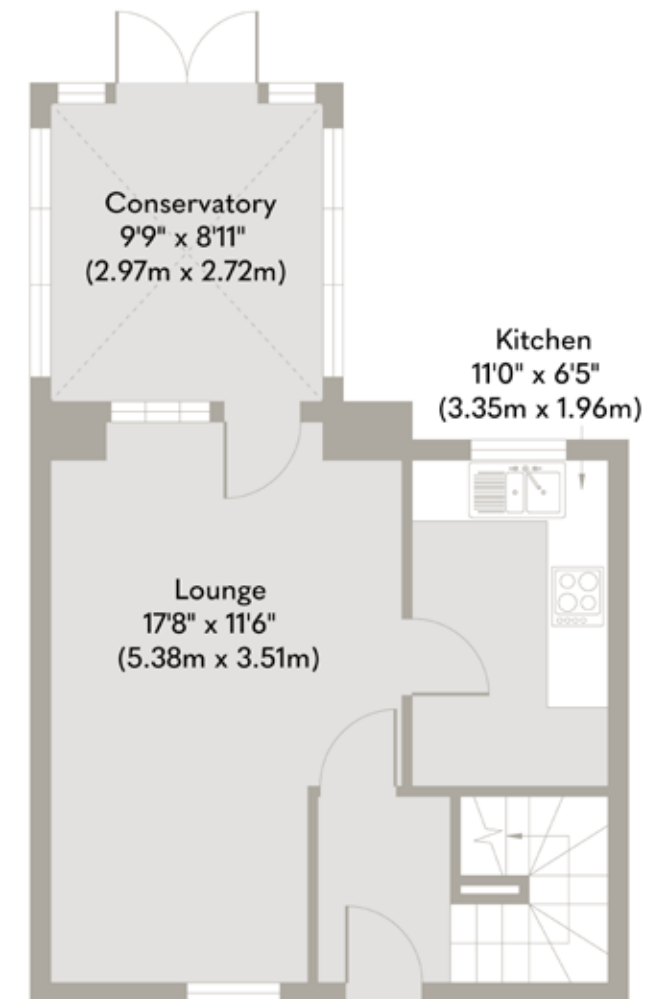




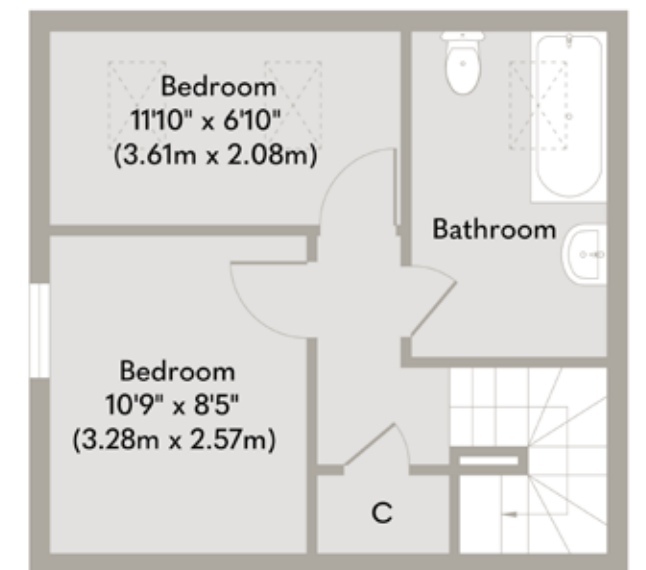
Outside, the private rear garden boasts a lovely mix of patio and lawn - perfect for outdoor dining or soaking up the sun. A rear gate provides access to the garage, offering practical storage or secure parking.



Coming to market with no upward chain, this property would make an ideal full-time residence or a charming weekend retreat. Early viewing is highly recommended to appreciate the lifestyle on offer.



Ground Floor
Approximate Floor Area
419 sq. ft
(38.95 sq. m)



First Floor
Approximate Floor Area
312 sq. ft
(28.99 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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Heacham

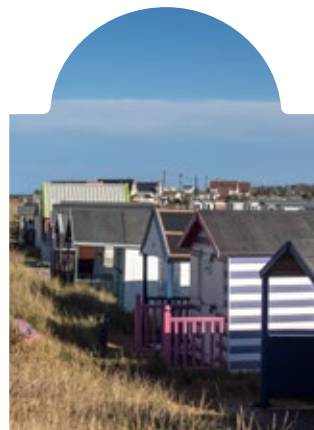
A BEAUTIFUL ARRIVAL TO A LOVELY VILLAGE

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-serviced 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



“Heacham has a wonderful community, great amenities, and a wonderful beach to enjoy morning walks or evening strolls along.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B

ENERGY EFFICIENCY RATING

C. Ref:- 0190-3052-8203-0305-3204

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: ///covenants.pump.tables

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

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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