



INTRODUCING

27 Hall Road

*Snettisham, Norfolk*

SOWERBYS



THE STORY OF

# 27 Hall Road

Snettisham, Norfolk  
PE31 7LU

Two Bedroom  
Character Property

Potential to Improve

Garage

Great Location for  
Pubs and Shops

No Onward Chain

Tucked away in the heart of Snettisham's most picturesque quarter, this charming two-bedroom cottage offers a wonderful opportunity to enjoy village life just moments from popular pubs, independent shops, and the glorious North Norfolk coastline. With no onward chain and scope for thoughtful improvement, it presents an exciting chance to create a much-loved home or idyllic weekend escape.

The cottage exudes character, with a warm and welcoming feel the moment you step inside. The layout is simple and traditional, yet full of potential to personalise to suit your own lifestyle. Whether you're looking to downsize, invest, or create a bolthole by the coast, this home offers flexibility in a delightful setting.

To the rear, a private courtyard garden provides a quiet spot to enjoy the fresh air or a morning coffee, and the rare benefit of a single garage adds both practicality and value - ideal for storage or secure parking.

With its enviable location and inherent charm, this lovely cottage invites its next owner to embrace all that village life and the nearby coast have to offer.

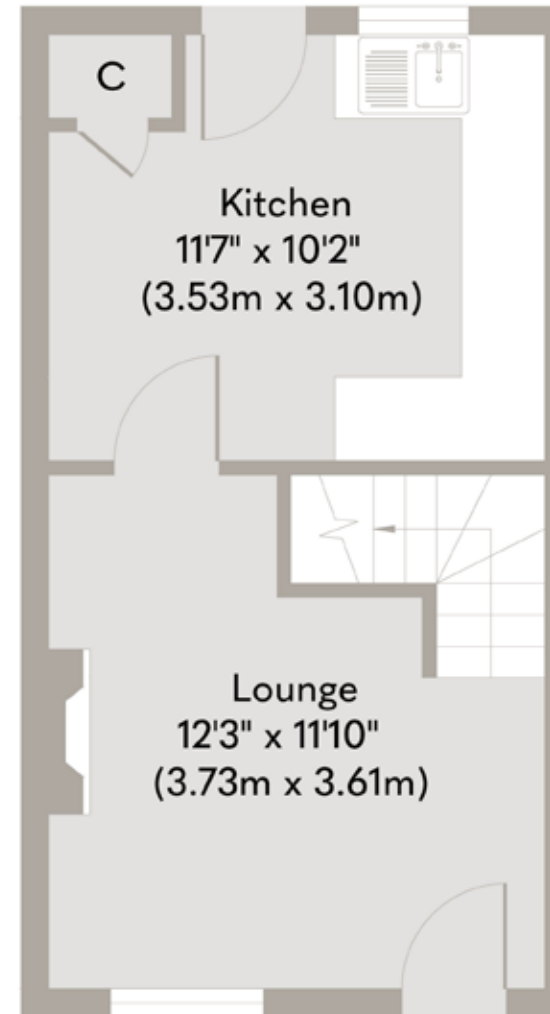
SOWERBYS HUNSTANTON OFFICE

01485 533666

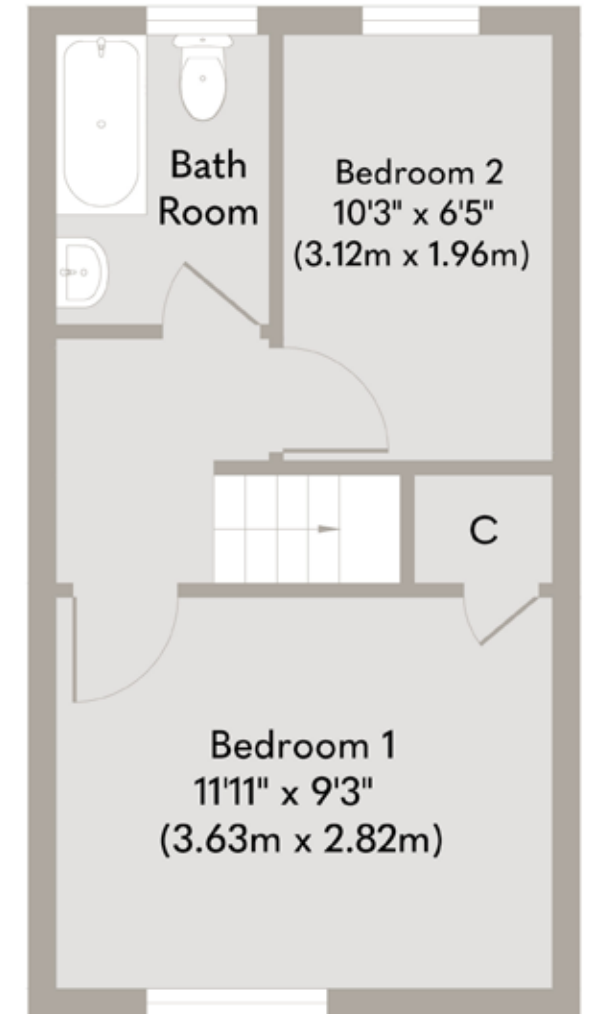
hunstanton@sowerbys.com







**Ground Floor**  
**Approximate Floor Area**  
269 sq. ft  
(24.99 sq. m)



**First Floor**  
**Approximate Floor Area**  
269 sq. ft  
(24.99 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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# 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 Rose and Crown, Snettisham

"...enjoy village life just moments from popular pubs, independent shops, and the glorious North Norfolk coastline."



## SERVICES CONNECTED

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

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

D. Ref:- 7535-5025-9500-0923-0206

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: ///month.painted.dives

## AGENT'S NOTE

Photographs were taken prior to the current tenancy.

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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