



THE STORY OF

Willow House

Snettisham, Norfolk

SOWERBYS



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Willow House

10 Common Road, Snettisham, Norfolk
PE31 7PE

Beautifully Presented, Extended
Double-Fronted Victorian Home

Sought-After Village Setting Close to
Snettisham Beach and Ken Hill Woods

Generous Lounge Featuring Wood Burner
and Bi-Fold Doors to the Garden

Extended Kitchen Diner with
Direct Garden Access

Versatile Reception Room Ideal as
Dining Room, Snug or Home Office

Four Well-Proportioned Bedrooms
Including Impressive Main Suite with
En-Suite and Juliet Balcony

South-Facing Rear Garden with
Pergola and Established Planting

Ample Driveway Parking, Carport and
Garage with Studio Conversion

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Willow House is a most attractive, double-fronted Victorian home positioned on the edge of Snettisham, yet just a short stroll from the heart of the village. Beautifully extended and sympathetically renovated, this handsome property now offers a stylish and practical home that blends timeless character with contemporary comforts – perfectly suited to modern family life.

From the moment you step inside, the charm of the original house is immediately apparent. Period features sit comfortably alongside high-quality finishes, creating a warm and inviting atmosphere throughout. The generous front-to-back sitting room is a wonderfully calm and elegant space, ideal for both relaxing and entertaining. A wood-burning stove adds a cosy focal point for winter evenings, while bi-fold doors open out onto the south-facing terrace, allowing for easy al fresco living during the warmer months.

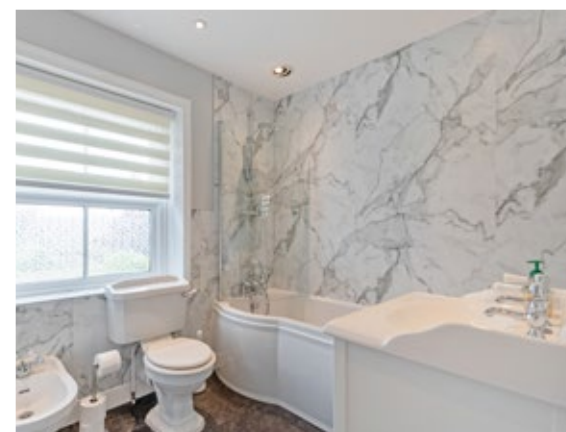
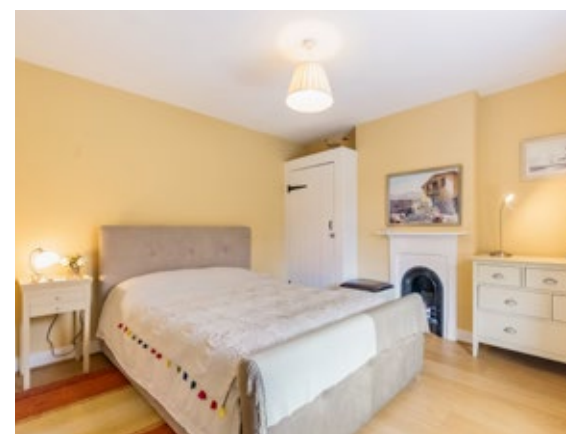
At the heart of the home lies a stunning kitchen-diner – a light-filled, open-plan space that has been thoughtfully extended to create an area as practical as it is beautiful. With a second set of bi-fold doors leading directly to the garden, this is a room that truly connects indoors with out, making it perfect for family gatherings or summer entertaining. A separate reception room to the front of the house offers excellent versatility, whether as a formal dining room, a snug, a playroom, or a peaceful home office.

A well-designed utility room with cloakroom completes the ground floor, neatly tucked away to ensure the main living areas remain both elegant and functional.



From cosy evenings by the wood burner to summer days with the doors open, the ground floor is full of flexibility and charm.





Upstairs, the home continues to impress with four well-proportioned bedrooms, all flooded with natural light and enjoying pleasant outlooks. The principal suite is a particular highlight – a spacious and serene retreat complete with a built-in wardrobe, a sleek en-suite shower room, and a Juliet balcony overlooking the rear garden.

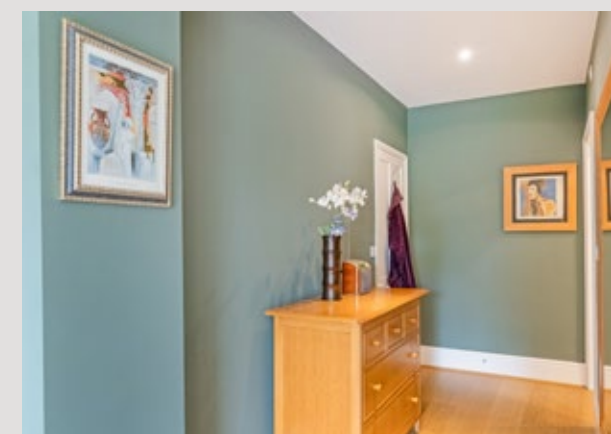
The exterior of Willow House is just as appealing. To the front, a gravelled driveway provides ample off-road parking along with a carport. The south-facing rear garden is a true sanctuary, beautifully planted with mature shrubs and climbing plants, and featuring a pergola that creates a charming, shaded seating area.

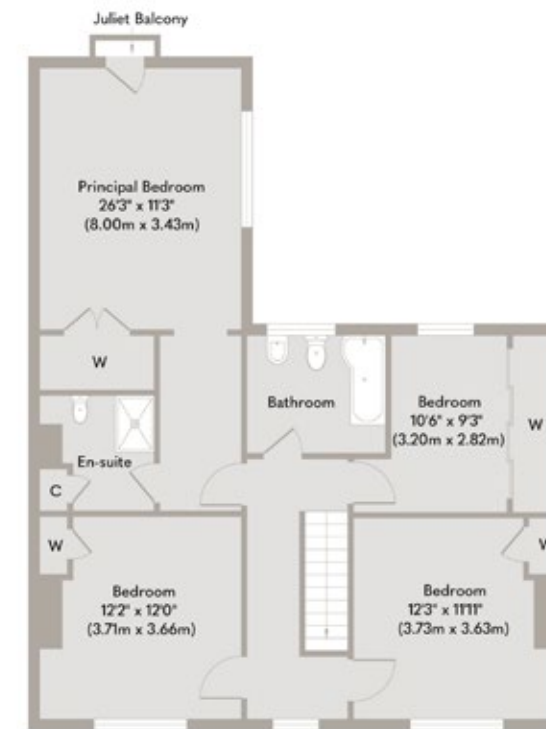
In addition, the former garage has been converted to provide a superb studio space – ideal for creative pursuits, working from home, or simply a quiet place to retreat. Behind the studio, a useful separate storage area adds further practicality to this already highly functional home.

With the natural beauty of Snettisham Beach and the enchanting Ken Hill woods both within easy reach, Willow House offers a lifestyle that is perfectly balanced – where the tranquillity of nature meets the warmth of a thriving village community. Whether you're seeking space to grow, room to breathe, or simply a home full of character and comfort, this is a property that offers it all.

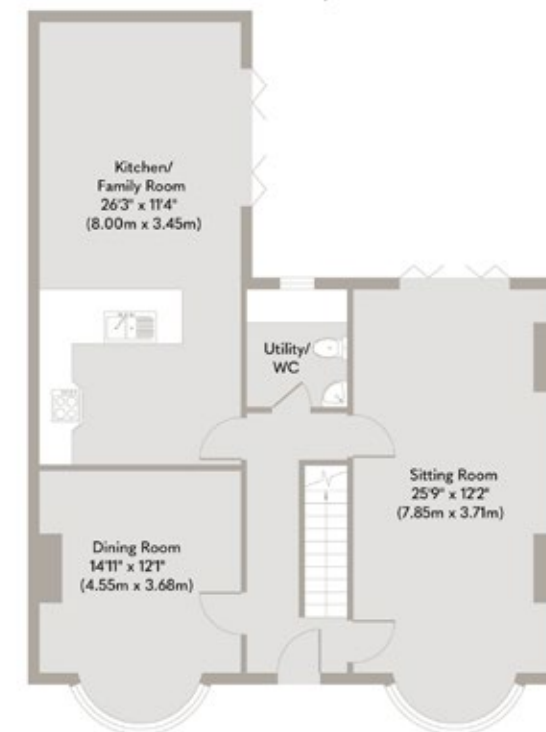


A beautifully calm retreat with Juliet balcony views, the perfect way to start and end the day.

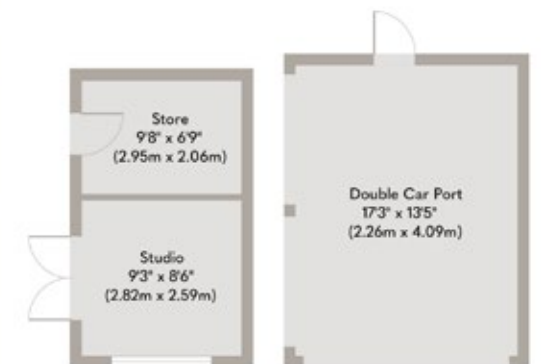




First Floor
Approximate Floor Area
902 sq. ft
(83.79 sq. m)



Ground Floor
Approximate Floor Area
935 sq. ft
(86.86 sq. m)



Outbuildings
Approximate Floor Area
390 sq. ft
(36.23 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



“From sunny afternoons to quiet evenings under the pergola, the garden is a true extension of the living space.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

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: ///voices.hired.snowstorm

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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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