



THE STORY OF

The Dust Hole

Snettisham, Norfolk

SOWERBYS



THE STORY OF

The Dust Hole

115 Station Road, Snettisham, Norfolk
PE31 7QW

Detached Carrstone Period Cottage
with Datestone of 1687

Wealth of Character Features Including
Beams and Pine Latch Doors

Spacious Sitting Room with Wood-Burning Stove

Three Bedrooms Plus Two Additional
Occasional/Storage Rooms

Courtyard-Style Garden and
Gravelled Parking for Two Cars

New Bathroom and Shower Room

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





The Dust Hole is a charming detached carrstone home, bearing the datestone of 1687 and brimming with period character. Once a former pub and one of the oldest properties in the area, this delightful detached cottage has been lovingly cared for and comes with no onward chain, making it equally appealing as a permanent home or weekend retreat.

Step inside and you are immediately greeted by the warmth of exposed beams, pine ledge and brace doors with traditional latches, and a welcoming sitting room centred around a wood-burning stove. A separate dining room and kitchen/breakfast room provide ample space for family life, while a utility, new shower room and a bright garden room complete the ground floor. Upstairs are three comfortable bedrooms and a brand new family bathroom, with two additional rooms offering scope for storage or occasional use.

Outside, the enclosed courtyard-style garden provides a private spot to relax bursting with colourful flowers, while two gravelled parking spaces ensures convenience. With its rich history, cosy interiors and enviable setting close to shops, lovely walks and of course the beach, The Dust Hole offers a wonderful slice of North Norfolk life.



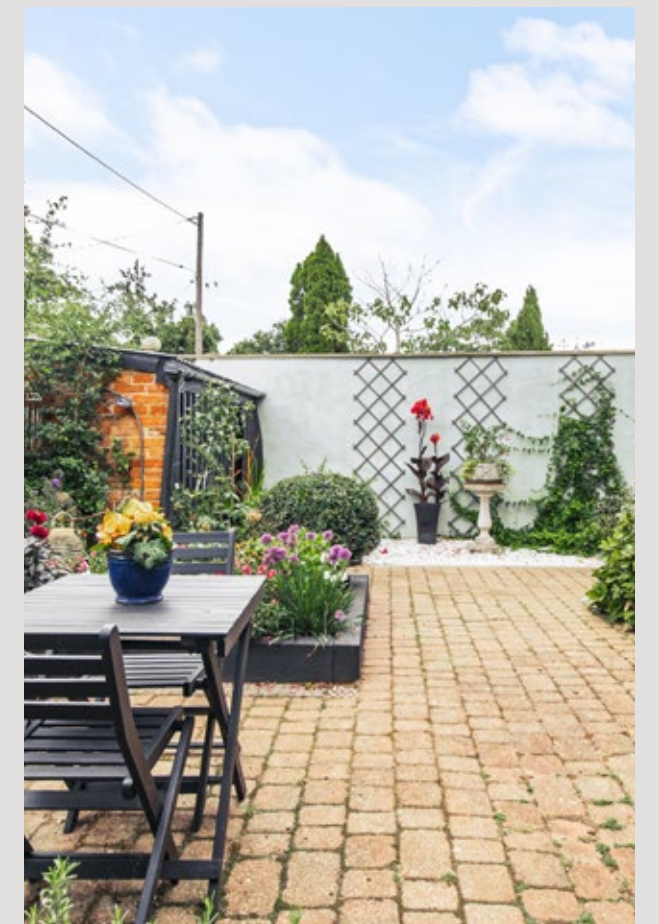
The property's history makes it unique - it's 338 years old and was once The Red Lion pub for over 70 years..

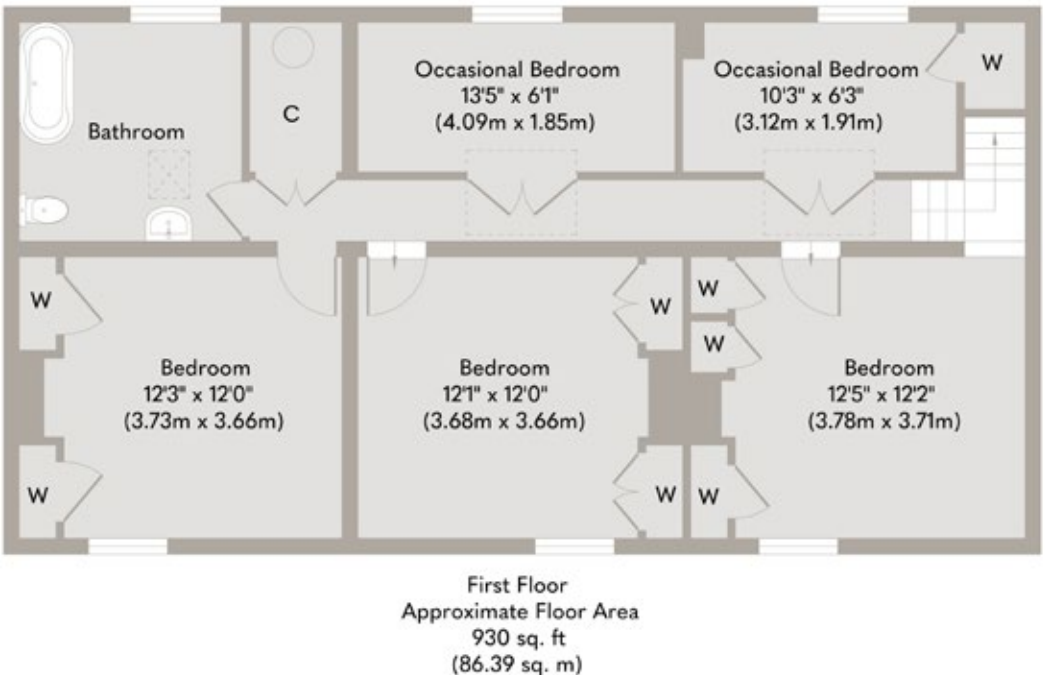
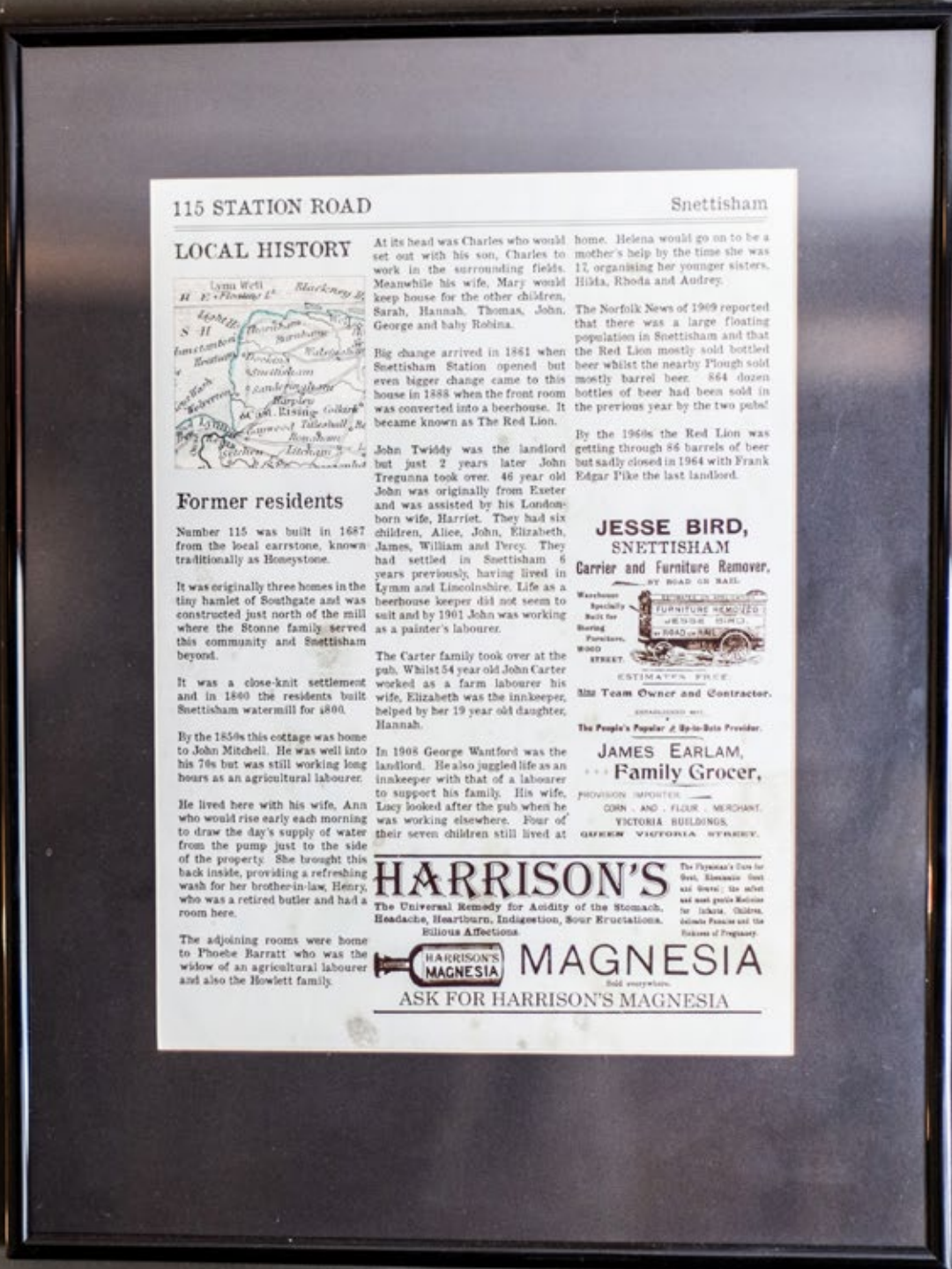






We're spoilt for choice with local walks straight from the doorstep, plus the beach, Wild Ken Hill and Sandringham all close by.





Copyright V360 Ltd 2025 | www.houseviz.com

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 the Vendor



"If we had to sum up our home in three words: Beautiful. Unique. Comfortable."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref: 2114-2424-1198-1779-0525

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: ///lentil.duty.overlooks

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

