



THE STORY OF
Chester House

Heacham, Norfolk

SOWERBYS



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Chester House

12 Staithe Road, Heacham, Norfolk
PE31 7ED

Double-Fronted Victorian Detached House

Beautiful Outlook Over Village Duck Pond

Short walk to Amenities and Sunset Beach

Stunning Open-Plan Kitchen/Living Space
with Bi-Fold Doors to the Garden

Character Bay-Fronted Snug or Dining Room

Utility Room, Pantry, and Downstairs WC

Three Double Bedrooms

En-Suite and Family Bathroom
with Roll-Top Bath

Off-Street Parking

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Full of charm and character, this beautiful double-fronted Victorian home, framed by a mature privet hedge and front garden with a small wildlife pond, sits proudly in the heart of the village. With uninterrupted views over the duck pond and just a short stroll to local shops, the bus stop, and sunset beach, it's perfectly positioned for village life.

Lovingly extended and thoughtfully renovated, the property strikes a perfect balance between period elegance and contemporary design. The original Victorian frontage, complete with wisteria-draped entrance and a lavender-lined path, gives way to a striking modern extension at the rear - timber-clad with a zinc roof, offering a bold contrast that showcases the seamless blend of old and new.

Inside, you're welcomed by the warmth and character typical of its era, elevated with stylish modern touches. The heart of the home is the expansive open-plan kitchen, living and dining area, making a wonderfully sociable space where a double-sided log burner connects the front bay-windowed sitting area to the light-filled rear extension. Bi-fold doors open onto the garden, creating a fluid indoor-outdoor feel ideal for entertaining or peaceful morning coffee.

Practical elements have been thoughtfully designed, including a generous utility room with garden access, a walk-in pantry, and a neatly tucked-away WC. A second bay-fronted reception room adds flexible space, perfect as a formal dining room, snug, or work-from-home office.

Upstairs, there are three comfortable double bedrooms. The two front rooms are especially spacious, with one benefiting from a sleek ensuite shower room. The rear bedroom, currently a dressing room, can be easily reinstated as a third double. A timeless family bathroom completes the floor, featuring a roll-top bath and separate walk-in shower - the perfect spot to unwind after a day by the sea.

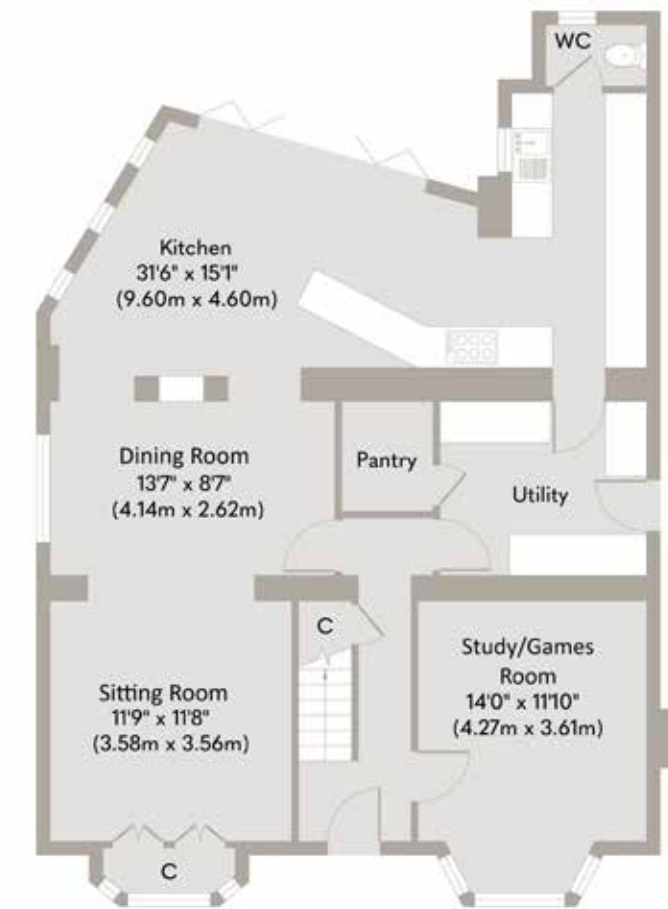




Outside, the rear garden is private and welcoming, with two separate seating areas including a spacious patio and a decking area beneath a pleasant pergola. A large shed provides useful storage and at the far end, a gate opens to the property's private off-street parking area.

Whether as a full-time residence or a weekend escape by the coast, this elegant Victorian home offers a rare opportunity to enjoy village life with everything on your doorstep - views, space, and all the comforts of modern living.





Ground Floor
Approximate Floor Area
1,017 sq. ft
(94.48 sq. m)



First Floor
Approximate Floor Area
627 sq. ft
(58.25 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



“The heart of the home is undoubtedly the open-plan kitchen and living space.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2731-1831-1107-0061-6135

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: ///hotspot.dives.slam

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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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