



THE STORY OF
12 Pound Lane
Heacham, Norfolk

SOWERBYS



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12 Pound Lane

Heacham, Norfolk
PE31 7ET

Character Cottage

Sitting/Dining Room

Modern Kitchen

Two Bedrooms, Family
Bathroom and Separate WC

Enclosed Rear Garden

Off Road Parking

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This delightful character cottage is perfectly positioned just a minute's walk from the bustling village centre and only a short stroll from the beach, offering the best of both coastal charm and community living.

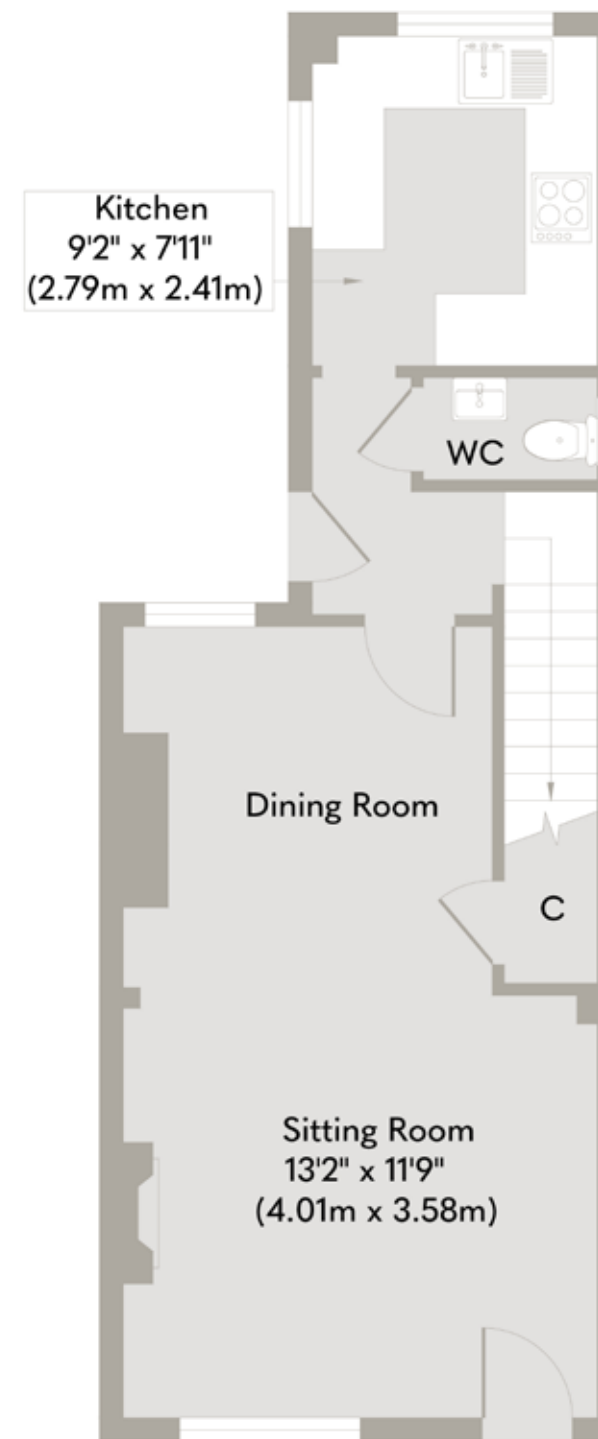
Inside, a spacious open-plan sitting and dining area creates a warm and welcoming space, ideal for relaxing or entertaining with family and friends. The modern kitchen, overlooking the rear garden, combines style with practicality, while a convenient downstairs WC enhances everyday functionality.

Upstairs, there are two comfortable bedrooms and a contemporary family bathroom. Outside, the enclosed rear garden provides a private retreat, with a mix of lawn and patio areas perfect for alfresco dining or summer evenings. To the front, the property benefits from off-road parking for two vehicles.

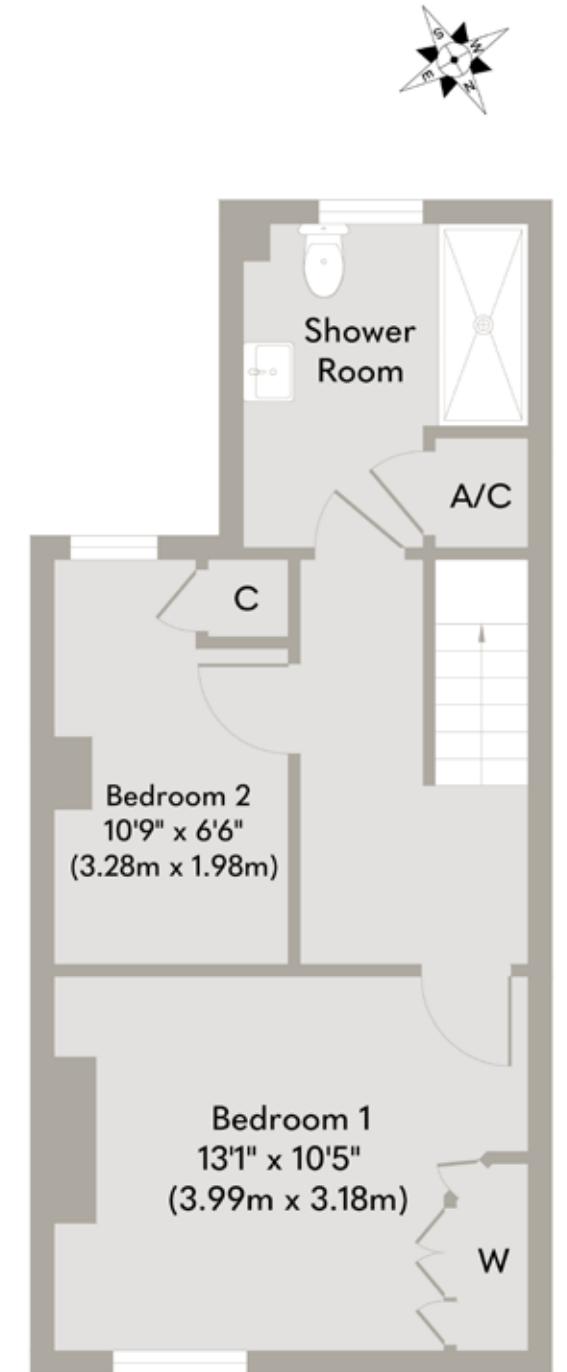
“My home is cosy,
restful and homely.”

Blending character features with modern comforts, and set in a superb location, this cottage makes an ideal home, holiday retreat, or investment opportunity.





Ground Floor
Approximate Floor Area
420 sq. ft
(38.98 sq. m)



First Floor
Approximate Floor Area
364 sq. ft
(33.77 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-served 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 the Vendor



“One of my favourite spots in the house is looking out from the kitchen window to the lovely sunny garden.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 9300-2419-2420-2604-8485

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: ///eyeful.slab.regretted

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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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