



S

THE STORY OF
6 New Row
Heacham, Norfolk

SOWERBYS



THE STORY OF

6 New Row

Heacham, Norfolk
PE31 7ES

Character Cottage

Modernised Throughout

Sitting Room

Kitchen/Dining Area with an Adjoining
Utility Room Including a Ground Floor WC

Two Bedrooms and a Family Bathroom

Enclosed Rear Garden

Off Road Parking

Excellent Decorative Order

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Nestled in a desirable location, this delightful character cottage has been tastefully modernised by the current owner, offering a wonderful blend of period charm and contemporary living. The property boasts light and airy accommodation throughout, ideal for modern lifestyles while retaining a cosy cottage feel.

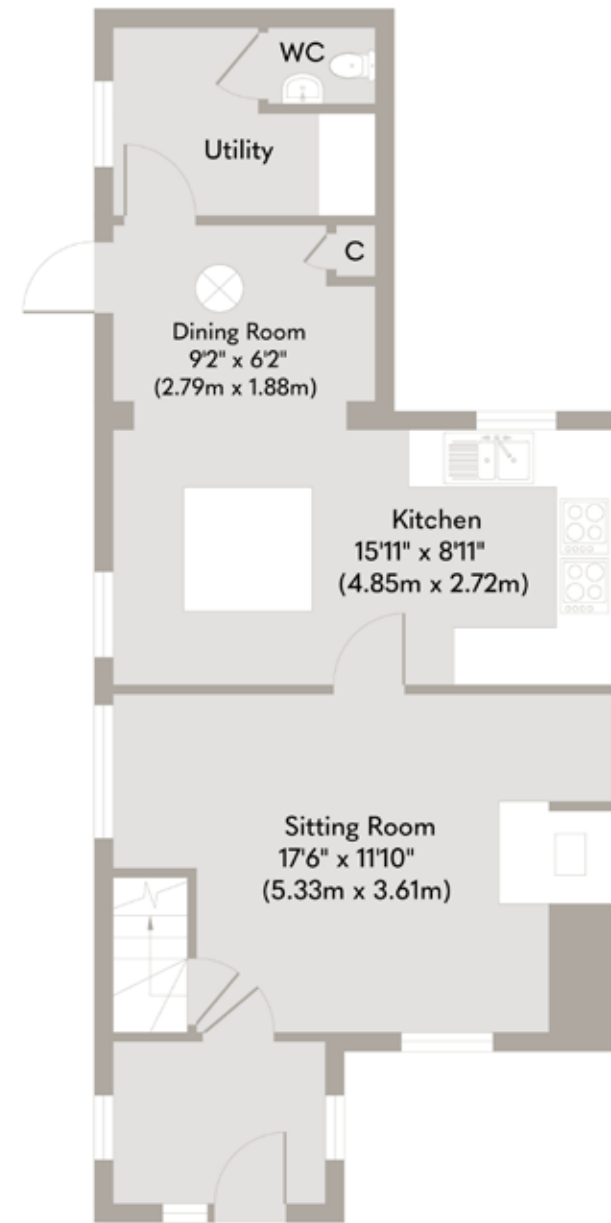
The accommodation comprises an inviting entrance porch leading into a welcoming sitting room, complete with a feature wood-burning stove - perfect for cosy evenings in. The heart of the home is the stylish kitchen/diner, featuring a central island and ample space for entertaining guests. A separate utility area and convenient downstairs WC complete the ground floor.

Upstairs, the first floor offers two well-proportioned bedrooms and a modern family bathroom.

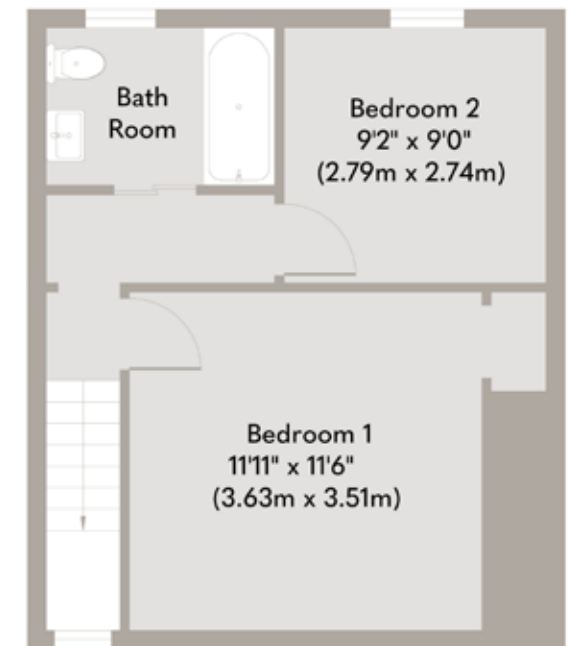
Externally, the property benefits from a low-maintenance, enclosed rear garden - ideal for relaxing or alfresco dining - and a private driveway to the front providing off-road parking.

This charming home is sure to appeal to a wide range of buyers - early viewing is highly recommended.





Ground Floor
Approximate Floor Area
543 sq. ft
(50.44 sq. m)



First Floor
Approximate Floor Area
369 sq. ft
(34.28 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.

Copyright V360 Ltd 2025 | www.houseviz.com

Heacham

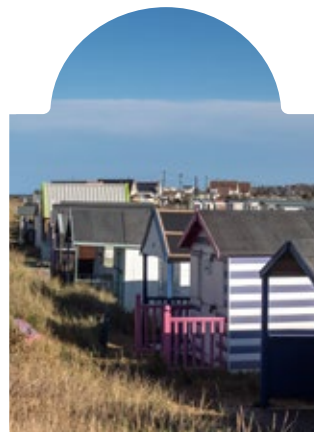
A BEAUTIFUL ARRIVAL TO A LOVELY VILLAGE

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 property benefits from a low maintenance, enclosed rear garden - ideal for relaxing or alfresco dining.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 0043-2897-7725-9803-5305

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: ///beep.disputes.snipped

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

