



38A Neville Road  
Heacham | Kings Lynn | PE31 7HB

# TRADITIONAL SEASIDE CHARM



A gorgeous, four-bedroom Victorian home, in a short terrace in the sought-after West Norfolk seaside village of Heacham. This property, decorated throughout to a high standard, is packed with original features, has two reception rooms, a modern kitchen diner, shower room, bathroom and four bedrooms. It is in a great location both as a holiday home or a permanent residence, only ten minutes' walk from Heacham's sandy, west-facing beach, and is within easy reach of direct trains to London Kings' Cross.







- Victorian Mid-Terrace Property in the Coastal Village of Heacham
- Well Presented and Boasting Original Period Features
- Large Kitchen / Breakfast Room, Dining Room, Reception Room & Utility
- Four Bedrooms, Family Bathroom & Shower Room
- Small Garden Mainly Laid to Lawn with Patio Terrace
- Just a Short Walk to the Beach, Park and Local Amenities
- Located Close to the Market Town of King's Lynn with all its Facilities & Amenities
- Direct Rail Links From Kings Lynn to Cambridge and Central London
- Accommodation Extends to 1,471 sq.ft

#### Traditional Norfolk Stone

This mid-terrace property, built around 1897, with a traditional Norfolk carrstone and brick finish, has preserved its Victorian character. The house is bounded by decorative railings on a low carrstone wall. Through a matching gate you walk up the original path of terracotta tiles, past a small front garden with low tree and flower beds. The house front has a large bay window with three windows above, on the first floor. The front door is set back into a storm porch and has retained the original glass in the light above the door which is engraved with the house name.

#### The Victorian Wow Factor

Through into the hallway is another stunning Victorian feature, which the vendors say made it love at first sight on their first viewing – a decorative tiled floor in light brown, terracotta and black. The hall is long and light, and the high ceiling, a feature throughout the house, give it a spacious. The stairs are ahead to the right, with original spindles and dark hardwood rail. There is a decorative light fitting and dado rail, and the walls are decorated with muted colours in a country-house style.



### Receptions Rooms for Relaxation and Play

To your left is a diagonal section wall with original door of stripped pine, and traditional door furniture. This is the more formal sitting room with an elegant bay, original high skirting boards, and decorative fireplace with pretty surround. There are arched alcoves to either side of the chimney breast and light-coloured carpet on the floor. Overlooking a quiet residential road, the owners say this is a lovely room for relaxing in.

Rooms are heated with radiators from a gas-fired boiler, and many have decorative covers. The boiler and entire heating system, including all radiators were replaced just over three years ago by the current vendors. All windows in the property are uPVC double glazed in a traditional style, with the exception of one original sash window in the second reception room. This cosy second sitting room is currently used as a TV room but makes the perfect play room, games room, or could be used as a formal dining room. The original window looks out into a small conservatory.

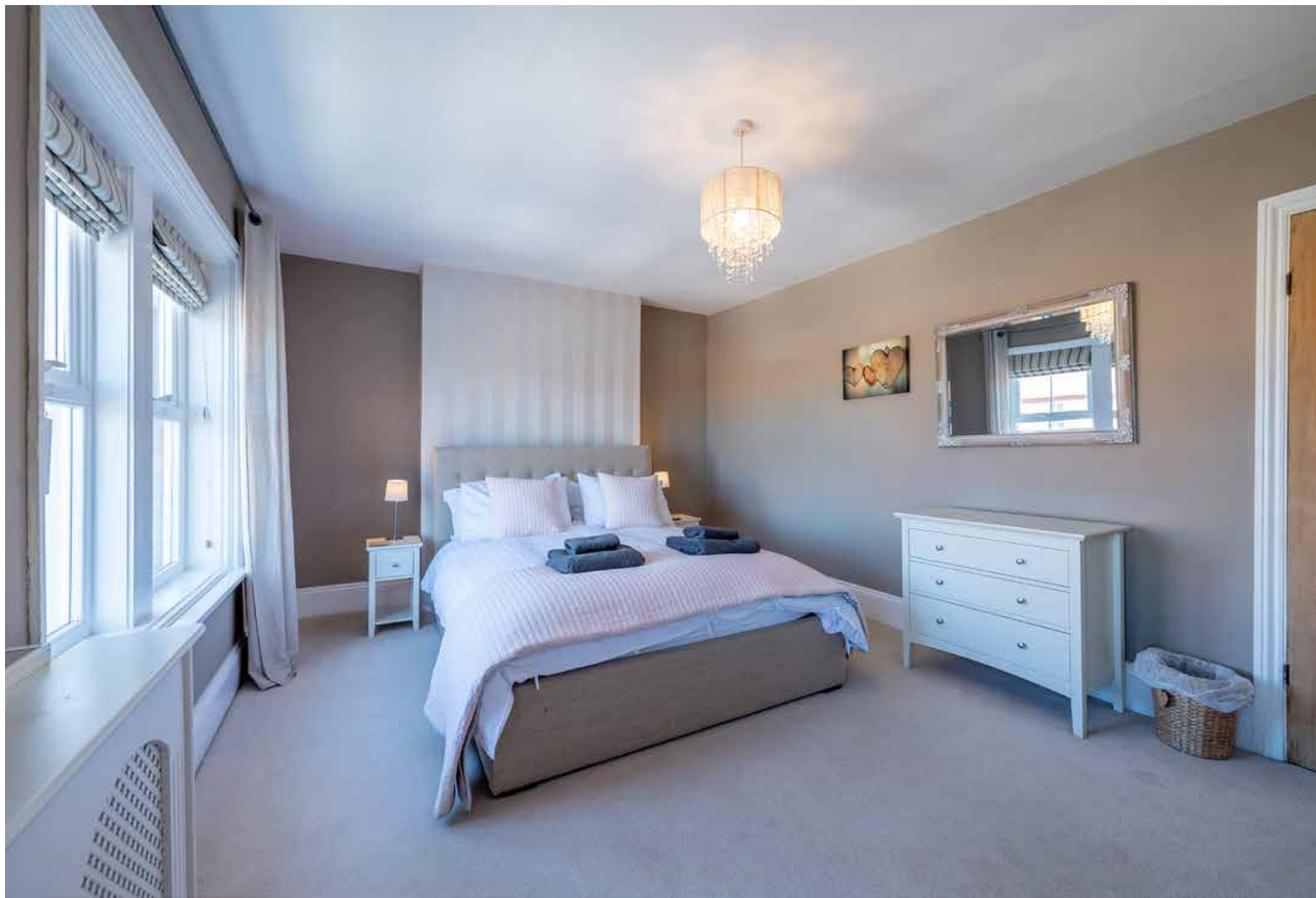
### Modern Kitchen Diner with Traditional Features

Along the corridor, passing a handy understairs cupboard on your right, and space for an American-style double fridge freezer beyond, you go down a step into the kitchen. While, the room has a Victorian feel, with large open chimney perfect for a wood burner, the kitchen itself is thoroughly modern.

There's a stylish stainless steel, range cooker between two of the room's three windows. The cooker has five burners, a double oven, grill, stainless steel splash back and cooker hood with extractor.

Works surfaces are plentiful and made of polished granite, while the floor is stylish slate. There is a good range of cupboards and drawers, all solid wood and finished in Farrow and Ball paint. There is a dishwasher, and an attractive butler sink beneath one of the windows. Opposite is space for an 8-seater table. The kitchen also has two built-in cupboards, either side of the chimney breast, one of which houses the water heater for the home.









### Beach Days...

Beyond is a shower room with quadrant shower fed from the water heater, a traditional toilet and basin, with white wall tiles, grey floor tiles, and a window overlooking the garden. This room has a real seaside feel, and the vendors say being on the ground floor it's perfect for cleaning off after sandy beach days.

### Conservatory

Back along the hallway is a door to your right which leads to a small conservatory with tiled floor, which houses a washer dryer and leads to the back door into the rear garden.

### Spacious and Stylish

Up the stairs with Victorian banisters, a pale carpet, and open landing, are the four bedrooms and bathroom. All doors on the first floor are original, and there is a charming mix of original and traditional door furniture, which the vendors say add real character to the property.

Up three steps, the master bedroom at the front of the house runs the full width of the house, and has three windows, which has views of the sea. It's light and spacious with the three windows and high ceiling, and space for a seating area. It is carpeted and has a radiator with cover. There is a feature wall, and attractive colour scheme in a country-house style.

Next, is the second double bedroom. This overlooks the rear garden, and has loft access with fitted loft ladder. This houses the recently refitted boiler. There is an original fireplace which the vendors say is a lovely feature.

Back down the steps is a small bedroom, currently with bunk beds. It has partially sloping ceiling, wood panelling, and window overlooking the back of the house. 'This room is a great favourite with guests,' say the vendors who currently use the house as a holiday home, 'but could be an office or study.'





The next room is a refurbished bathroom with freestanding bath. This has mixer taps and hand-held shower. The sink is housed in a cabinet and there is a modern toilet. The walls are partially wood panelled, with dado rail, white tiles, Laura Ashley wallpaper – a feature repeated through the house – and the floor is tiled. The window overlooks the side of the property.

The final room in the house is another good-size room currently used as a twin room, with partial sloping ceiling and views over the rear garden. The seaside theme is continued in this room.

#### Whitewashed Flint and Flagstones

Through the back door a flagstone path runs beneath a whitewashed flint and brick exterior wall. There is a gate into a small, private garden laid to lawn with flowering shrubs, a paved area for outdoor dining and storage shed. “The garden is a sunny space, and is private. We’ve loved coming back from the beach and relaxing here,” say the vendors, “the shed has been fitted with double patio doors, and would make a great summer house,”

#### Great Location and Foodie Heaven

The village of Heacham is a thriving place throughout the year. It has all the facilities you would expect, including a good supermarket in the high street and another on the approach road, three pubs, and a good selection of take aways. The nearest big towns, Hunstanton, which is five minutes by car, and historic Kings’ Lynn, offer a range of chain and independent shops, bars and restaurants.

The area has a choice of primary and secondary schools, with a mix of state and private in the area. There are also good transport links along the entire North Norfolk coast with a special coastal bus service for when you want to leave the car at home, and the mainline station in Kings’ Lynn, with direct services to Cambridge in 50 minutes, and to London Kings’ Cross in under two hours.

“This area has everything from famous RSPB reserves, to wonderful sandy beaches, historic houses, and the classic North Norfolk coast.

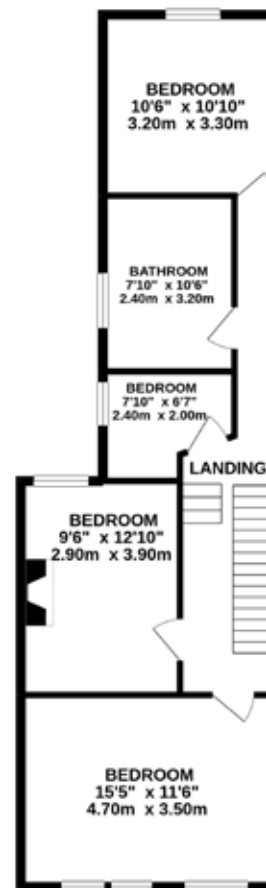




GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1471 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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. 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep...

Located between King's Lynn and Hunstanton, the lively village of Heacham enjoys some thriving businesses and two of its own beaches that won the Best Beach in Norfolk award in 2006. Among the local amenities you find Heacham Middle School, doctors, bakery, supermarket, Heacham Football Club, parish library, caravan parks and annual carnival and fete events. The Church of St Mary the Virgin is at the heart of the community where local legend has it that the Indian princess, Pocohontas worshipped at the church and you will still find a memorial there today. The Norfolk Lavender Farm is a short drive away, while the well known Hunstanton and Brancaster golf courses are an approximate 10 minute drive.

### How Far Is It To?...

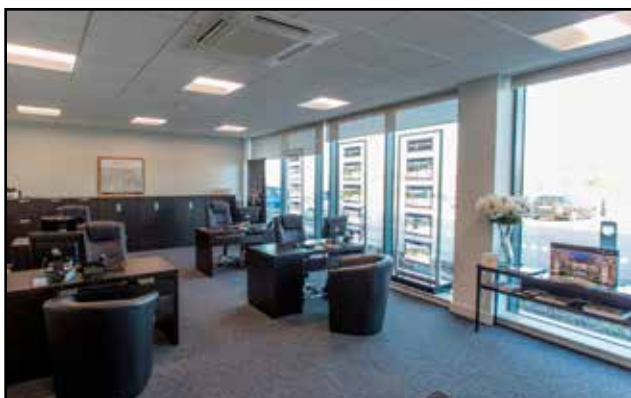
Sandringham Estate lies approximately 6 miles away, while the popular seaside resort of Hunstanton is only 2 miles north with its beach and rock pools, swimming pool, indoor leisure centre, theatre and Sea Life Centre. Alternatively, King's Lynn (less than 15 miles south) can offer a wide variety of schools, cultural and leisure facilities, plus a main line railway station with links to London King's Cross taking 1 hour and 40 minutes. The Cathedral City of Norwich lies approximately 43 miles to the south east with all the local amenities you would expect of a county capital including main line station to London Liverpool Street and an expanding airport to the north side of the city with national and international flights.

### Directions...

Leaving King's Lynn, take the A149 North, following signposts for Hunstanton. Follow the A149 for almost 13 miles, and just as you pass through Snettisham, at the roundabout take the second exit onto Lynn Road/A149. In 0.8 mile turn left onto Lamsey Lane. Continue onto Cheney Hill and then onto Staithe Road, turn left onto Station Road and then turn right onto Wilton Road and right again onto Neville Road. No.38a will be shortly found on the right, clearly marked by a Fine & Country board.

### Services..

GFCH, Mains - Water & Drainage  
Kings Lynn and West Norfolk Borough Council  
The Property is Freehold



Fine & Country Kings Lynn  
Innovation Centre, Innovation Drive, Kings Lynn PE30 5BY  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

# FINE & COUNTRY

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