



Heacham Lodge
Heacham | Kings Lynn | Norfolk | PE31 7AZ

PALATIAL SPLENDOUR



Set in a highly sought-after location in Heacham on the Royal Norfolk Coast, this magnificent 17th Century Grade II property really does possess the wow factor. Standing on a plot approaching two acres (STS) including substantial walled gardens and woodland, it offers six generous bedrooms all with en suites, and a wealth of versatile living spaces on the ground floor comprising a large kitchen and five reception rooms. A stunning and extremely well-presented family home superbly positioned in this coastal village less than a mile from the beach.







- An incredibly rare opportunity to acquire this beautiful Grade II listed residence
- Set back from the road in grounds approaching 2 Acres (1.9 subject to measured survey)
- Fully restored by its current seller with a keen eye for detail and presentation
- Located in a superb North Norfolk coastal village with 0.7 miles from the beach
- Stunning Reception Hall, Five versatile Reception Rooms and 32' Kitchen
- Six Bedrooms all with En-Suite
- Total Accommodation extends to 5183sq.ft

Space and Luxury

With a setting in a beautiful location on the Royal Coast, this magnificent six-bedroom Grade II listed residence can't fail to impress. Standing on grounds of just under two acres (STS), it features substantial walled gardens and has been extensively restored throughout by its current owners to provide a wealth of stunningly presented living spaces. A classic and imposing family home the likes of which do not come along often.

Built in the late eighteenth century, there's no question that this handsome property, which in former lives was a farmhouse, guest house and a US Air Force dormitory, has had a fascinating history. Purchased by the current owners approximately three years ago, it has since undergone an amazing and thorough transformation with nothing overlooked and no expense spared. The moment one enters through the formal entrance door and into the hall, one is struck by the height of the ceilings and how bright and airy the rooms are.

There is so much versatile space on the ground floor which comprises a stunning reception hall, five reception rooms and a thirty-two-foot kitchen. Mounting the turning staircase to the first floor, there are six bedrooms all with en suites and many with breath-taking views of the garden.

The Grounds

Heacham Lodge is approached via a gravelled driveway which provides ample off-road parking, and the grounds surrounding it contain a range of mature trees, plants and shrubs. The garden is a wonderful area for families as it is secure and not overlooked with the boundaries part walled with iron fencing. The rear formal garden is mainly walled with an extensive range of mature trees, plants and shrubs. Outbuildings include a studio/workshop and garden hut. To the side of the property there is a gravelled rose garden with a gate leading back to the front.

Out and Around

A popular coastal village located within a designated Area of Outstanding Beauty approximately two miles south of the coastal resort of Hunstanton, Heacham offers a range of amenities including a convenience shop, fish

and chip shop, and a post office, in addition, to a GPs' surgery, and infant and junior schools. The Church of St Mary the Virgin is at the heart of the community where local legend has it that the Indian Princess, Pocahontas, worshipped at the church with a memorial dedicated to her still on view.

Heacham Lodge is approximately fifteen-minutes on foot from the two local beaches; North Beach has an amusement arcade, café and fish bar and beach huts for hire, while South Beach has its own café/gift shop and is particularly prized for its sand dunes. Many other destinations are close to hand to visit, including Norfolk Lavender, Hunstanton with its family orientated facilities, Holkham Hall, Felbrigg Hall, Blickling Hall, and Oxburgh Hall, and the Sandringham Estate with its wonderful woodland walks is only seven miles to the south. The well-known Hunstanton and Brancaster golf courses are approximately ten minutes by car.

Regular bus services run to King's Lynn which is approximately 12 miles from Heacham with direct train routes through to Ely, Cambridge and London.













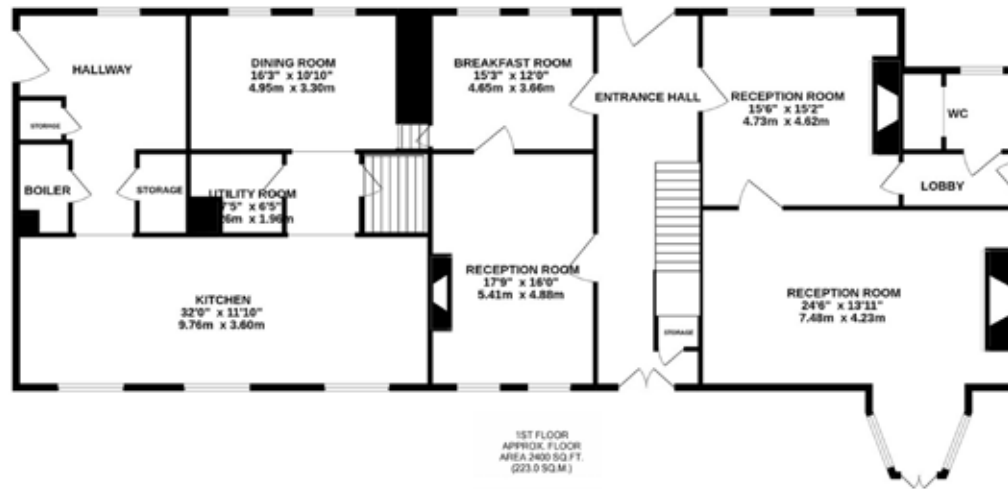








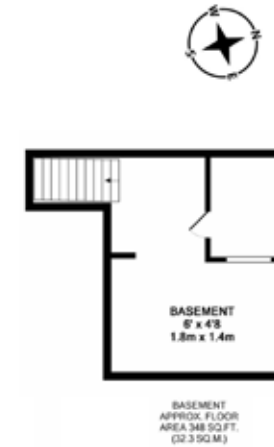




TOTAL APPROX. FLOOR AREA 5407 SQ. FT. (502.3 SQ.M.)

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 misstatement. 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, a 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, Pocahontas 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...

Take the A149 coast road, from Hunstanton at the crossroads by the Norfolk Lavender Centre. Continue past the Tesco express and after approximately 500 yards, as the road bears to the left, Lodge Road is on the left hand side. For those with satellite navigation the post code is PE31 7AZ.

Services and District Council

GFCH, Mains Water
Kings Lynn and West Norfolk Borough Council
Council Tax Band G £3299.55 pa

Tenure

Freehold



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