



N
THE NORFOLK
AGENTS

34 CHURCH LANE, HEACHAM, PE31 7HJ

OFFERS IN EXCESS OF £625,000





The Norfolk Agents are delighted to offer this highly individual and superbly presented property, discreetly located at the end of a long private driveway in the popular coastal village of Heacham. The property comprises two individual units, both of which are spacious and in exceptional condition; providing the perfect opportunity for any buyer seeking a holiday let alongside their main home. Alternatively, it would make the ideal home for two families or three generations looking to share.



THE ACCOMMODATION

The main property is a double bay fronted 3-bedroom chalet style property, clad with painted horizontal timber boards which complement the coastal location. The property is entered under a canopy which leads into the spacious reception hall, which in turn leads through to an open-plan kitchen/dining/living area with solid oak flooring. The kitchen comprises a range of fitted storage units under oak work surfaces and a range of integrated appliances which include an oven and



hob, dishwasher and washing machine. This room provides the space for a dining table with chairs, along with a sofa and armchairs if required; however, there is also a separate sitting room with a brand new wood burner, to provide an extra reception space. On the ground floor there are two double bedrooms, one with en-suite, and the stylishly appointed family bathroom. Stairs rise up from the main living area to a third bedroom in the converted roof space, which also has an en-suite shower room.



THE BARN

The Barn is a luxuriously appointed 2-bedroom property with a stunning open-plan living space which is currently arranged to include a fitted kitchen with appliances, dining area, a central seating area with a wood burner and a snug/TV area. Bi-folding doors on the south facing wall provide views of the garden and allow light to flood in to the room. On the ground floor there is a generously proportioned double bedroom and shower room, with a further bedroom upstairs with sloped ceilings and roof lights. The barn has a fully independent gas-fired central heating system.



OUTSIDE

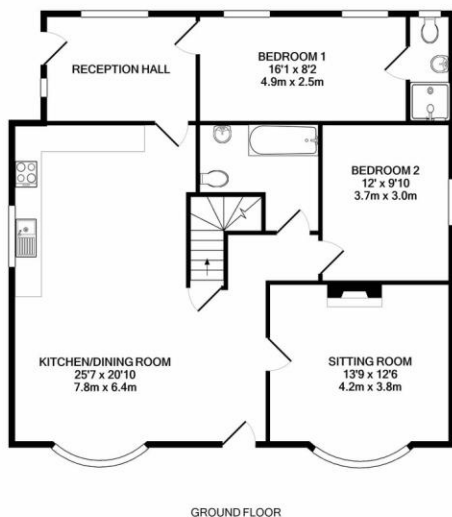
The property is approached over a long shingle driveway which leads to a 5-bar timber gate, opening to a private parking and turning area in front of the property. Between the two properties there is a neatly maintained lawn flanked by Lavender borders which provides a pleasant view of the village church, with a shingle walkway extending around the perimeter. To the front of the barn there is a south facing timber deck and seating area. There is a further private seating area at the rear of the property. Other features include a log store and timber shed.



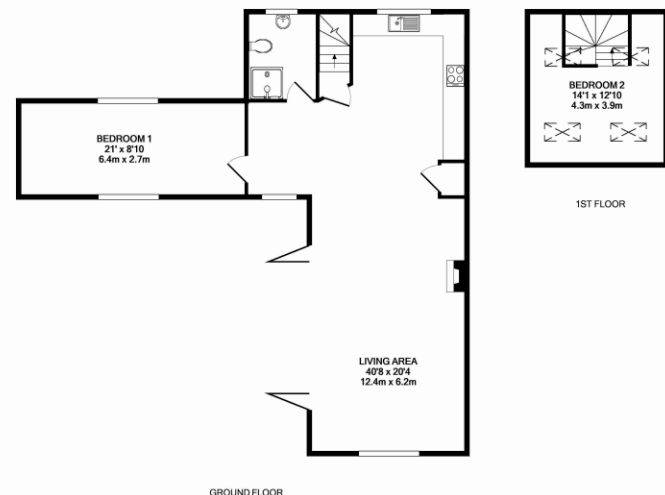
Heacham is a thriving village in north-west Norfolk, approximately 2 miles from the popular seaside town of Hunstanton and around 12 miles from the local economic centre of Kings Lynn, where there is a direct trainline in to London Kings Cross, via



Cambridge. The renowned North Norfolk coastline is only a short drive along the A149; whilst Burnham Market, known as the jewel in Norfolk's crown, is around a 20 minute car journey away. Heacham itself enjoys a wide range of amenities including schools, pubs, restaurants and various shops; as well as a lively village hall and social club. Heacham itself is also a popular holiday destination with several miles of beaches and other tourist attractions.



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. 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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