

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A charming, extended period former railway gatehouse offering accommodation including; Reception Hall/Study, Living Room, Kitchen/Diner, Utility and Shower Room to the ground floor, along with Landing, Three Bedrooms and Bathroom to the first floor. The property which requires a schedule of updating, has delightful well-maintained gardens, ample off-road parking and a large detached single garage.

The property is situated in a pleasant, semi-rural position on the edge of the popular coastal village of Heacham. The village offers a range of amenities to including; local shops, Lidl supermarket, primary school, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn with the property being approximately 1.5 miles to Heacham Beach. There is a regular bus service offering access along the North Norfolk Coast. A delightful location for dog walking, access to Wild Ken Hill and local beaches.

Ringstead Road, Heacham, PE31 7LA

Offers In Excess Of - £350,000 Freehold

FRONT ENTRANCE DOOR TO:-

RECEPTION/STUDY

11' 7" x 8' 2" (3.53m x 2.49m)

Textured and coved ceiling, access to roof space, parquet flooring, power points, night storage heater, double glazed windows to the side and rear, cupboard with consumer units. Opening through to:-

LIVING ROOM

19' 3" max x 11' 9" max (5.87m max x 3.58m max)

A double aspect room with secondary glazed windows to the front and side, textured and coved ceiling, power points, television points, night storage heater, feature fireplace and chimney breast with inset wood burner set on a tiled hearth, stairs to first floor landing. Opening to:-

LOBBY

Textured and coved ceiling, double glazed window to side, low level built-in storage cupboard. Doors to shower room and kitchen/diner.

SHOWER ROOM

5' 8" x 5' 6" (1.73m x 1.68m)

Textured and coved ceiling, tiled floor, double glazed window to side, electric wall heater, corner shower with ceramic tiled splash-back and electric shower, pedestal wash hand basin with tiled splash-back, low level WC.

KITCHEN/DINER

14' 5" max narrowing to 8' 9" x 11' 11" max (4.39m max narrowing to 2.67m x 3.63m max)

A double aspect room with double glazed windows to either side, textured and coved ceiling, tiled floor, power points, night storage heater. Range of matching wall and base units with work surfaces over, tiled splash-backs, one and a half bowl sink unit with single drainer and mixer tap over, built-in electric oven, built-in ceramic hob with extractor hood over. Opening to:-

UTILITY ROOM

6' 5" x 5' 4" (1.96m x 1.63m)

Textured and coved ceiling, tiled floor, electric wall heater, plumbing provision for washing machine, round edged work surface with inset sink unit with single drainer and cupboard under, tiled splash-back. Door to rear garden.

FIRST FLOOR LANDING

Textured ceiling, access to roof space, night storage heater, power point, airing cupboard housing hot water cylinder, double glazed window to side. Doors to:-

BEDROOM ONE

13' 1" min x 12' 0" (3.99m min x 3.66m)

Textured ceiling, exposed wood flooring, power points, television point, night storage heater, double glazed window overlooking rear garden with views over farmland.

BEDROOM TWO

11' 8" max x 6' 2" min opening to 10' 6" max (3.56m max x 1.88m min opening to 3.2m max)

Textured ceiling, exposed wood flooring, power points, secondary glazed window to side.

BEDROOM THREE

8' 6" x 6' 9" min (2.59m x 2.06m min)

Textured ceiling, exposed wood flooring, power points, double glazed window to side

BATHROOM

7' 2" x 6' 3" (2.18m x 1.91m)

Textured ceiling, exposed wood flooring, double glazed window to side, electric wall heater. Suite comprising; wood panelled bath with tiled splash-back, pedestal wash hand basin with tiled splash-back, low level WC

OUTSIDE

FRONT

The property has a walled frontage with a shared access which leads onto ample private gravelled car standing at the front of the property and in turn gives access to the garage. There are borders containing mature shrubs and plants along with a lawned garden area to the side which leads round to the rear. Outside tap.

GARAGE

17' 1" x 14' 1" (5.21m x 4.29m)

A large detached single garage with timber double doors, power and lighting, windows to the front and side, personnel door to side.

REAR

Crazy paved patio off the rear of the kitchen/diner with borders containing mature shrubs and plants. This leads onto the garden laid mainly to lawn, again with borders containing mature shrubs, plants and trees. Hedged side boundary with farmland beyond. Paved area to the side of the study with a well, mature cherry tree and borders containing mature shrubs and plants.

DIRECTIONS

From the traffic lights at Norfolk Lavender heading toward Hunstanton turn right (approx 340m) into Ringstead Road. The property will be found just a short distance further along on the right hand side.

SERVICES

Mains Electricity. Mains Water. Drainage Via Septic Tank. Night Storage Heating. These services and associated appliances have not been tested.

COUNCIL TAX

Band D - £2333.39 2025/26 - Borough Council of King's Lynn & West Norfolk.

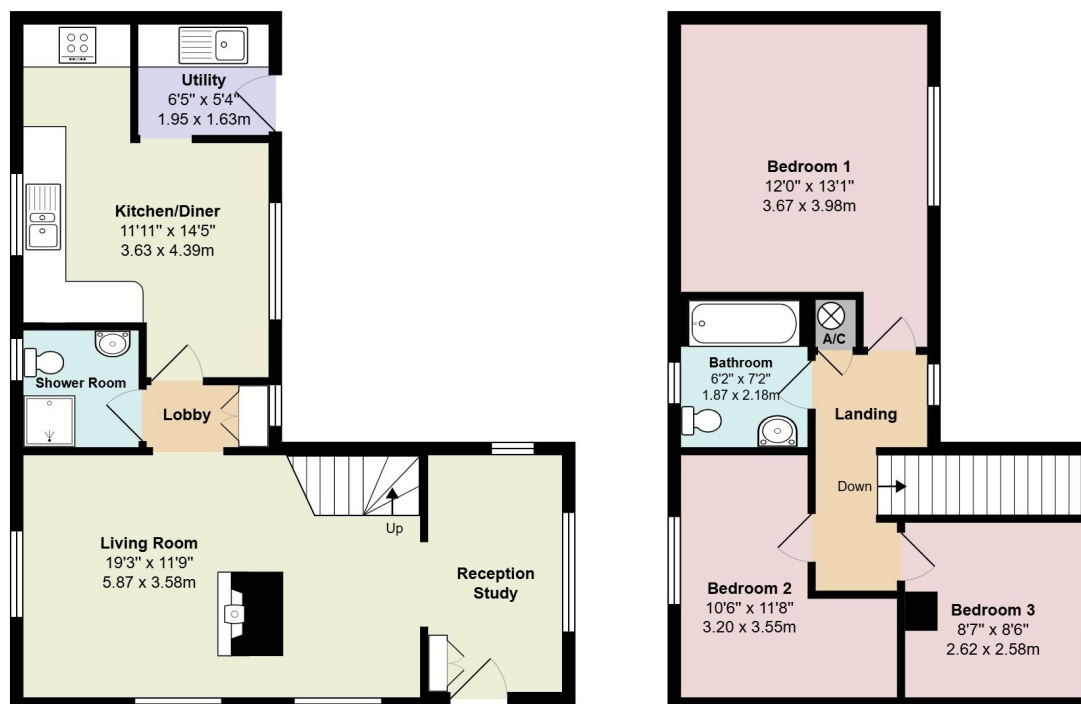
ENERGY PERFORMANCE RATING

EPC - Band– E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		







Total Area: 1032 ft² ... 95.9 m²
All measurements are approximate and for display purposes only

Ringstead Road, Heacham, King's Lynn, PE31 7LA

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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