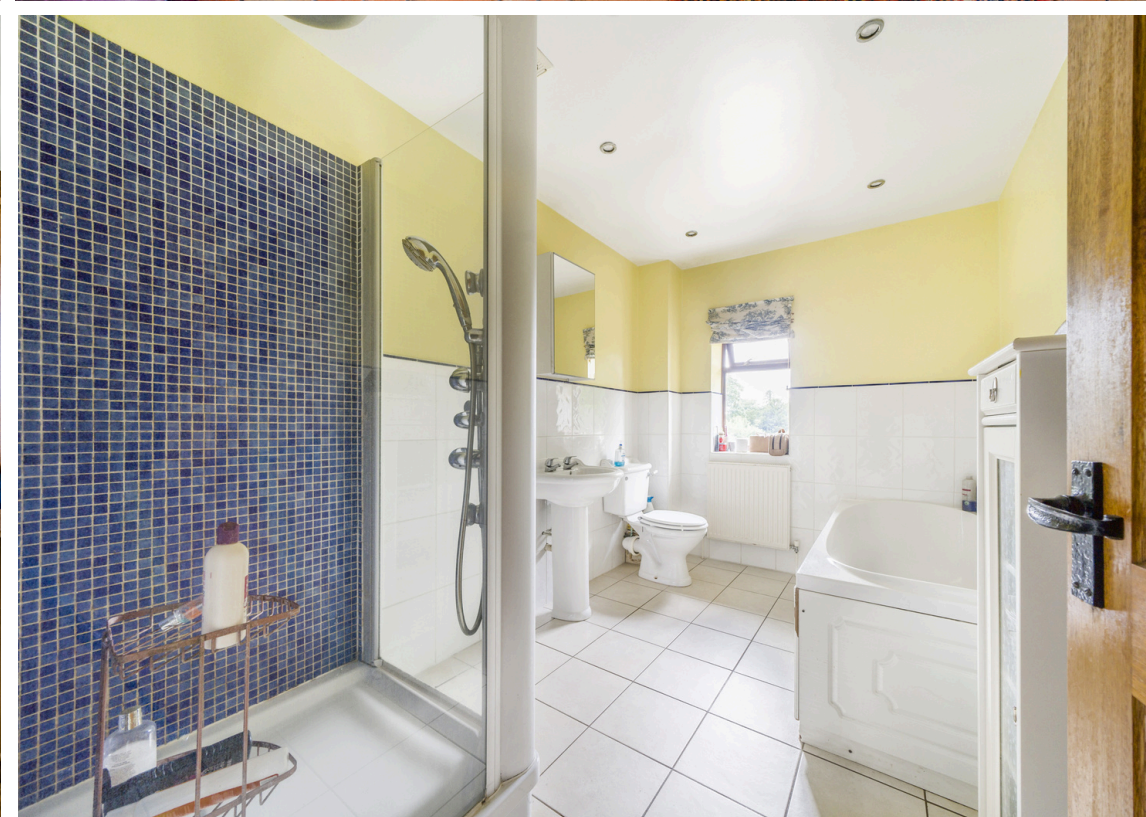




Norton Hill
Snettisham PE31 7LZ

BROWN & CO



Norton Hill, Snettisham PE31 7LZ

Viewing by appointment only
Detached house in superb setting
Full solar system 26 panels with battery
Five bedroom barn conversion
Self contained one bedroom barn, level access
Highly desirable Norfolk village
Peaceful & serene location
Award winning pub in village
Must be viewed to fully appreciate



Brown & Co offers a detached home of superior quality in a secluded location in Snettisham, one of West Norfolk's most desirable villages. The property, on Norton Hill, comprises a substantial five bedroom barn conversion and a separate one bedroom self-contained, fully accessible barn conversion suitable for ancillary accommodation or holiday lettings, on a plot of 0.88 acres. First hand inspection is essential to see the unique setting within the village. Viewing is strictly by appointment only.

Location

Snettisham village sits on the edge of the Sandringham Royal Estate between the towns of King's Lynn (12 miles with mainline station to Ely, Cambridge and London) and Hunstanton (5 miles), a Victorian seaside town with west facing coastline. Snettisham is home to the Rose & Crown pub and restaurant that has been named in the top ten pubs in the Country for five years in a row as well as the Queen Victoria pub and The Old Bank, two superb independent restaurants. Snettisham has its own beach, RSPB nature reserve, sailing club, Co-op mini-market and chip shop. The village is also within easy reach of the stunning North Norfolk coastline. Also, the Ken Hill Estate is nearby which offers public access to an area of Conservation and Regenerative Farming seen regularly on Springwatch. Norton Hill provides a setting of total

privacy and seclusion a short walk to the village centre.

Introduction

Norton Hill Lodge, Snettisham is a substantial five bedroom barn conversion and self-contained, accessible, one bedroom barn conversion suitable for holiday letting or ancillary accommodation to the main dwelling. The property is an impressive 345m² / 3713sqft (excluding garage and annexe). Properties on Norton Hill are rarely offered for sale and first hand inspection is necessary to fully appreciate the property and setting.

Outside

The plot is approximately 0.88 acres and comprises; in and out driveway to front, double garage, further large gravel parking area to side, 3 bay timber cart lodge and store, mature trees and vegetable plot with glass house. The property has an elevated position with views over paddocks and of the famous Snettisham church spire from the rear garden which is primarily laid to lawn with mature trees, borders, covered seating area, patio and large decking area.

Inside

The property features an impressive entrance hallway with oak flooring, leading to a spacious sitting room with an open fireplace. Adjacent is the dining room, partially open to a 30m² kitchen

breakfast room with space for a large table and additional seating, plus a pantry. These rooms all overlook the rear garden. A side entrance hallway off the kitchen, commonly used by the owners, includes an oak-panelled study, a WC, access to the garage, and a staircase to the first floor. At the opposite end of the house are a family bathroom and two double bedrooms, including a large master suite with a dressing room and en-suite. Upstairs are three more bedrooms and a second family bathroom, making a total of five bedrooms.

Level access, self-contained barn

At the rear of the property is a renovated self-contained barn with level access, perfect for elderly or disabled individuals. It includes a bedroom, sitting area with kitchen, and a wet room. Currently used for holiday rentals, it would also be ideal for extended family or guests. The barn features a private garden and wheelchair-friendly parking spaces with 'ecogrid'.

Services & other information

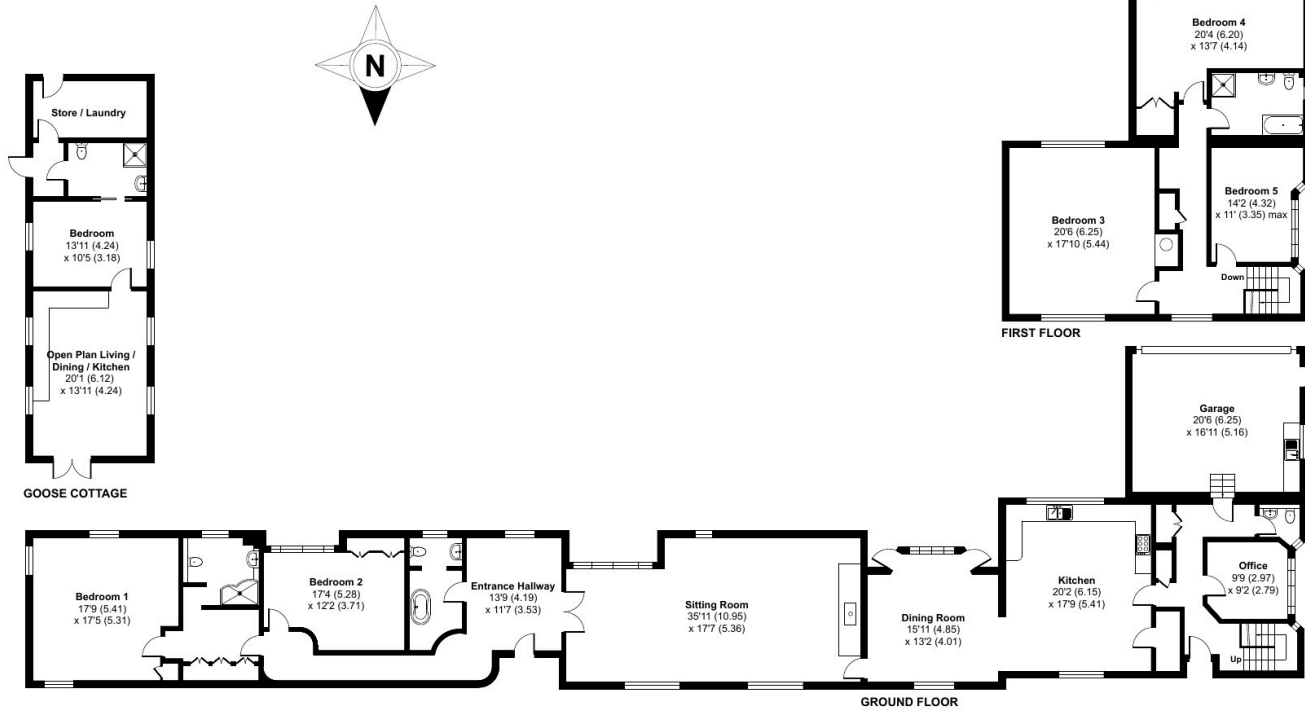
Mains water, electric and private drainage. Gas central heating. 26 solar panels with battery fully fitted.

Council Tax Band G.

Norton Hill, Snettisham, King's Lynn, PE31

Approximate Area = 3716 sq ft / 345.2 sq m
 Garage = 349 sq ft / 32.4 sq m
 Goose Cottage = 621 sq ft / 57.7 sq m
 Total = 4686 sq ft / 435.3 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © ncheccom 2024 by a third party. Produced for Brown & Co. REF: 1153087



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co

Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ

T 01553 770 771

E kingslynn@brown-co.com

BROWN & CO

Property and Business Consultants