



Introducing  
1 The Courtyard  
Snettisham

**SOWERBYS**

Situated in the heart of a thriving village in North West Norfolk, this charming 2-bedroom end terrace cottage offers a wonderful opportunity for those seeking a comfortable and convenient living space. Boasting a wealth of popular local amenities, this property is ideally located for those looking to immerse themselves in a vibrant community while enjoying the tranquil surroundings on offer in Snettisham.

The traditional Carrstone cottage features two well-appointed bedrooms, providing ample space for a small family or professionals looking for a comfortable living arrangement. The property benefits from a private enclosed courtyard garden, offering a good space to relax and unwind.

With a council tax band of A, this property presents a cost effective option for those looking to establish a new home in a sought after location. Located just a stone's throw away from a picturesque village green and well known village pub, residents can enjoy the idyllic surroundings and immerse themselves in the charm of the village.

For nature enthusiasts, the property is conveniently close to the renowned Ken Hill Nature Reserve consistently highlighted on the BBC's Springwatch series, providing ample opportunities for outdoor activities along the coastal path. Additionally, the property benefits from a close proximity to the North Norfolk coastline.

Available for long-term secure let from June 1st, this property presents a fantastic opportunity for those looking to establish a permanent residence in a highly desirable area. The property's traditional build and charming features add to its appeal. In conclusion, this 2-bedroom end terrace house in a thriving village is a wonderful opportunity for those seeking a tranquil yet convenient living space. With a private enclosed garden and parking, proximity to local amenities, and easy access to transport links, this property offers the ideal blend of comfort, convenience, and character.

#### **SNETTISHAM**

For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place

to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church which sits on a hill behind the village centre was built in the 14th century and has an 172ft spire that was once used as a landmark for ships on The Wash, and described by architectural historian Pevsner as, "perhaps the most exciting decorated church in Norfolk".

Diners are spoiled for choice as Snettisham is also home to The Old Bank, which was named The Good Food Guide Best Local Restaurant in 2019 and is also listed in the Michelin Guide. For coffee, brunch or an evening of wine, nibbles and jazz, try the sister business next door, The Old Store.

Snettisham is home to a RSPB nature reserve and Wild Ken Hill, a rewilding site using regenerative farming to return the land to its natural stage. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing, alongside a vibrant social events calendar.

Whatever pace you enjoy, there can be few places as appealing as Snettisham to enjoy some of the finer things in life.

#### **AGENTS NOTES**

No Pets Permitted

One Allocated Parking Space

Photographs taken prior to current tenancy

#### **COUNCIL TAX**

Band A.

#### **ENERGY EFFICIENCY RATING**

D. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

#### **LOCATION**

What3words:///lyricism.maternal.crispier







# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

