



Introducing  
9 Malthouse Crescent  
Heacham

**SOWERBYS**

Upon arrival to the cottage, prospective tenants are immediately welcomed into an entrance hall which leads to the generous ground floor accommodation.

Bathed in natural light, the cosy sitting room complete with operational wood burner provides versatile dimensions for all traditional furnishings. Beyond the sitting room, you will find a contemporary fitted kitchen which home to an abundance of both cupboard & worktop units is ready for those looking to display their culinary skills. The kitchen is offered with an integral electric oven, hob and a fridge freezer.

The open plan dining area provides the perfect spot for both entertainment and reception throughout all times of the day. Completing the ground floor accommodation is the bathroom which comprises a walk in shower, wash basin, WC and a heated towel rail.

Stairs located in the entrance hall lead prospective tenants to the first floor bedroom accommodation. Both the primary and second bedrooms within the cottage are comfortable double rooms allowing all traditional furnishings. The third bedroom, a generous single room could alternatively be utilised as an office/study for those working remotely.

Externally the property benefits from a gravel driveway providing parking for one vehicle in addition to a low maintenance rear enclosed garden featuring a patio area, ideal for entertaining amongst the upcoming summer months.

Available now on an initial 12 month tenancy.

## HEACHAM

Norfolk Lavender on the A149 coast road is the landmark that tells you you've arrived at Heacham. Long popular with local families, thanks to a thriving primary and junior school, the village is large and offers a diverse blend of period properties and newer additions, plus a growing number of stunning beachfront houses, many with beautiful, first floor living areas that take full advantage of their shoreline position and rolling sea views.

Along with numerous pretty carrstone period houses, the village has grown in recent years and is bordered by a new

development, Butterfield Meadow, on the edge of Hunstanton to the east and Lamsey Lane to the west. It is well-serviced by two supermarkets, Tesco Express and Lidl on the A149, a Post Office, electrical store, chemist, GP surgery and gym, along with an alternative health clinic. Spending time outside is part of everyday life here – it could be why so many of us become dog owners to enjoy a daily walk or two. Indulge your love of the great outdoors further with a bike ride or game of golf. Cyclists should pit-stop at A E Wallis, which has been selling and servicing bicycles since 1939. If golf is your game, enjoy a round at Heacham Manor, rated in Golf World's Top 100 Golf Resorts, or perfect your swing at its driving range. Alternatively, slow the pace with an easy walk to one of the village's two beaches where you will find a sandy spot to enjoy one of west Norfolk's legendary sunsets.

It's easy to see why this coastal village offers the best of both worlds and appeals so much to those looking for a much-coveted home within walking distance of the beach and amenities, but without the bustle of a busy tourist trap. Come and discover your place in the sun, too.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

To be confirmed. 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.

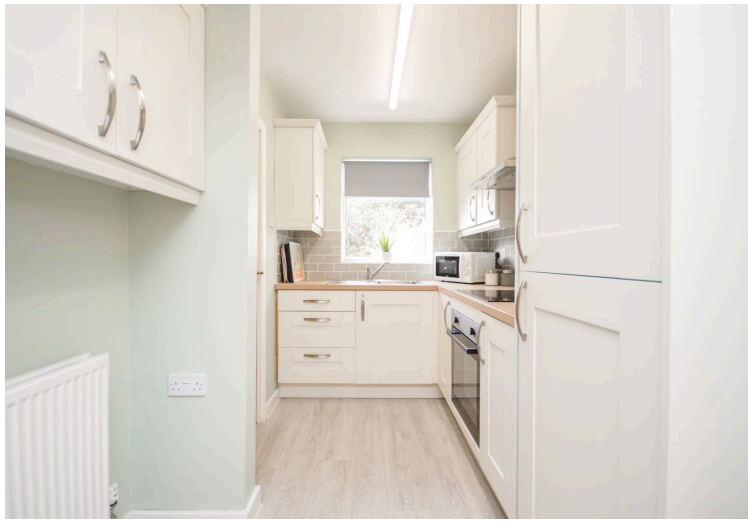
## AGENTS NOTES

Unfurnished  
Available Now  
Pets By Negotiation  
Gas Central Heating  
12 Month Initial Tenancy

## LOCATION

What3Words: [///wages.dispenser.bravery](https://www.what3words.com/#!/wages.dispenser.bravery)







# 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.  
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