



Stanhoe Road,
Shammer

SOWERBYS

Upon arrival at the cottage, prospective tenants are immediately welcomed into an entrance porch providing access to the well-appointed ground floor accommodation beyond.

Home to a wealth of both cupboard and worktop units, the modern fitted kitchen is ideal for those looking to display their culinary skills. Offered with an integral electric oven/hob, the kitchen has space for a fridge freezer and a washing machine. Adjacent to the kitchen, prospective tenants will find a dining room which lends itself to entertainment and reception throughout all times of the day. Completing the ground floor accommodation is a cosy sitting room featuring an operational wood burner.

Stairs from the sitting room lead to the first-floor bedroom and bathroom accommodation.

The primary bedroom within the cottage is a spacious double room allowing for all traditional furnishings. Both the second and third bedrooms are again comfortable double rooms, with either having the versatility to be utilised as an office/study for those working remotely. Complementing the bedrooms, the bathroom comprises a shower, bathtub, wash basin, WC, and a heated towel rail.

Externally, a neighbouring gravel driveway provides parking for up to three vehicles. The private rear enclosed garden features a low-maintenance lawn and an array of mature shrubbery.

Available now on an initial 12-month tenancy.

SHAMMER

Set amidst the peaceful rural landscape of North Norfolk, Shammer is a charming and secluded hamlet located just a short distance from the popular village of North Creake and within easy reach of Burnham Market and the stunning North Norfolk coast. Surrounded by open fields and countryside, this tiny community of characterful cottages and period homes offers a tranquil lifestyle in one of the county's most picturesque settings.

Though modest in size, Shammer benefits from its close proximity to nearby North Creake, where residents can enjoy the local pub, village hall

events, and a sense of friendly rural community. A few minutes' drive away, Burnham Market offers a more extensive range of amenities, including independent shops, delis, restaurants, and galleries, all set around its pretty Georgian village green.

Nature lovers and outdoor enthusiasts are perfectly placed, with scenic walking and cycling routes across the surrounding countryside and access to the Norfolk Coast Area of Outstanding Natural Beauty just a short drive away. The nearby beaches of Holkham and Wells-next-the-Sea provide some of the finest coastal scenery in the region, ideal for days out in all seasons.

While Shammer enjoys a wonderfully secluded position, it remains accessible, with road links via the B1355 and A148 connecting to Fakenham, King's Lynn, and Norwich. The nearest train stations are found at King's Lynn and Norwich, both offering onward travel to London and beyond.

Offering a rare combination of rural serenity, natural beauty, and access to some of North Norfolk's most desirable destinations, Shammer is a truly hidden gem for those seeking a quieter pace of life in an idyllic countryside setting.

AGENTS NOTE

Unfurnished.

Available now.

Oil central heating.

Pets by negotiation.

12 month initial tenancy.

COUNCIL TAX

Band B.

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

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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.



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