

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
King's Lynn,
Norfolk, PE31 7EP

01485 524544
Info@landles.co.uk
www.landles.co.uk



A charming, characterful, period cottage situated in one of the most desirable and rarely available locations in Heacham. This extended cottage offers spacious accommodation including; Kitchen, Dining Room, Living Room, Inner Hall, Utility, Shower Room, WC, Study Hall and Bedroom One to the ground floor, along with Landing, Two Double Bedrooms and Bathroom to the first floor. With an abundance of character features this delightful brick and chalk cottage has pleasant gardens, ample off-road parking, and a useful workshop.

The property is situated within the popular, well-served, 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 along with the popular Coast Hopper service offering access along the North Norfolk Coast. The property is just 2km from the Beach with Heacham being a delightful location for dog walking, access to Wild Ken Hill and the local beaches.

Hunstanton Road, Heacham, Norfolk, PE31 7HH

Asking Price Of - £400,000 Freehold

ENTRANCE DOOR TO:-

ENTRANCE HALL/STUDY

12' 4" x 5' 11" (3.76m x 1.8m)

Skimmed ceiling, solar light tube, power points, tiled floor, electric wall heater, double glazed windows to the front and side, wall unit. Door to:-

INNER RECEPTION HALL

11' 4" x 5' 10" (3.45m x 1.78m)

Skimmed ceiling, access to roof space, power points, double glazed window to front, night storage heater. Doors to Bedroom One, Utility, Shower and WC.

BEDROOM ONE

13' 11" max x 11' 10" max (4.24m max x 3.61m max)

(max room measurements excluding fitted wardrobes) Skimmed ceiling, power points, television point, two night storage heaters, double glazed windows to the front side and rear, fitted wardrobes - one with a concealed wash hand basin having tiled splash-back and a light/shaver socket over.

LOBBY

7' 10" x 4' 3" (2.39m x 1.3m)

Skimmed ceiling, power points, electric heated towel rail. Opening to Utility, opening to shower, door to WC.

UTILITY

5' 11" x 3' 11" (1.8m x 1.19m)

Skimmed ceiling, tiled floor. power points, plumbing provision for washing machine, double glazed window to rear, butler sink with tiled splash-back and cupboard under.

SHOWER

4' 11" x 3' 11" (1.5m x 1.19m)

Skimmed ceiling, mostly ceramic tiled walls, tiled floor with floor drain, small window light to side, fitted electric shower.

WC

4' 3" x 3' 0" (1.3m x 0.91m)

Skimmed ceiling, ceiling extractor, high flush WC, wash hand basin with tiled splash-back.

LIVING ROOM

15' 4" max x 10' 0" min opening to 13' 0" max(4.67m max x 3.05m min opening to 3.96m max)

A double aspect room with double glazed windows to the front and rear, exposed ceiling beams, power points, feature inglenook fireplace with inset wood burner set on a quarry tiled hearth and timber bressummer over. Door to:-

ENTRANCE HALL

Skimmed Ceiling, stairs to first floor landing, door to outside. Door to:-

DINING ROOM

15' 4" max x 9' 3" min opening to 14 '3" max (4.67m max x 2.82m min opening to 4.34m max)

Exposed ceiling and wall beams, window to rear, power points, telephone socket, feature fireplace recess with timber bressummer over. Opening through to:-

KITCHEN

9' 10" x 8' 7" (3m x 2.62m)

Double glazed window to front, power points, electric panel wall heater, range of base units with work surfaces over, sink unit with single drainer and mixer tap over, tiled splash-back. Door to outside.

FIRST FLOOR LANDING

Power points, airing cupboard housing hot water cylinder. Doors to:-

BEDROOM TWO

16' 3" max x 10' 11" max (4.95m max x 3.33m max)

(max room measurements excluding sloping ceilings & chimney breast) A double aspect room with double glazed windows to the front and rear, power points, built-in wardrobe.

BEDROOM THREE

10' 9" max x 10' 9" min opening to 12' 9" max (3.28m max x 3.28m min opening to 3.89m max)

(max room measurements excluding sloping ceiling) UPVC double glazed window to the side, power points, access to roof space.

BATHROOM

9' 9" x 4' 9" (2.97m x 1.45m)

(max room measurements excluding sloping ceiling) Skimmed ceiling, double glazed window to rear, wall extractor, chrome electric heated towel rail. Suite comprising; panelled bath with tiled splash-back, pedestal wash hand basin with tiled splash-back, low level WC.

OUTSIDE

FRONT

The property is approached via a shared gravelled driveway, to the property's private gravelled driveway which leads to ample off-road parking. The garden is enclosed and laid mainly to lawn with borders containing mature shrubs and plants, timber summerhouse, paved and gravelled area at the front entrance areas.

SIDE & REAR

The side garden is laid mainly to lawn with an Ivy hedge along with lean-to log stores and a path across the rear of the cottage. At the end of the driveway, at the rear is a very useful timber workshop with power and lighting and a covered front deck.

SERVICES

Mains Electricity, Mains Water. Mains Drainage. Electric Heating. These services and related appliances have not been tested.

COUNCIL TAX

Band B - £1898.45 for 2026/27. Borough Council of King's Lynn & West Norfolk

ENERGY PERFORMANCE RATING

EPC - Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		







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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.

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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.

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SELLING & LETTING

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

KING'S LYNN OFFICE:

Blackfriars Chambers, Blackfriars Street, King's Lynn PE30 1NY

t: 01553 772816

COASTAL OFFICE:

32 High Street, Heacham, Norfolk PE31 7EP

t: 01485 524544

e: info@landles.co.uk

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