



THE STORY OF

Petersfield

Stanhoe, Norfolk

SOWERBYS



THE STORY OF

Petersfield

Cross Lane, Stanhoe, Norfolk
PE31 8PS

Offered with No Onward Chain

Detached Bungalow in
North Norfolk Village

Three Bedrooms

Front Sitting Room with
Characterful Open Fireplace

Impressive Open-Plan Kitchen,
Dining and Living Space

Vaulted Ceiling Enhancing
Light and Sense of Space

Generous Rear Garden

Ample Off-Street Parking
and Single Garage

Scope to Update and
Personalise to Individual Taste

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Positioned within the charming North Norfolk village of Stanhoe, this detached bungalow offers an appealing combination of comfort, space and future potential, all set against a backdrop of open countryside.

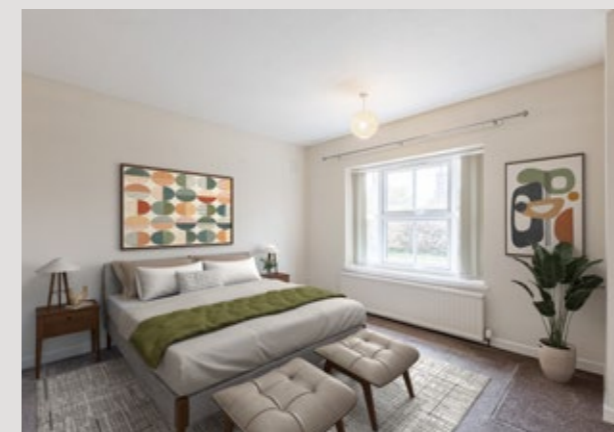
The property enjoys a particularly attractive setting, with uninterrupted field views to the rear creating a sense of calm and openness. The approach is equally practical, with ample off-street parking and a single garage providing convenience for both everyday living and visiting guests.

Inside, the accommodation is well proportioned and thoughtfully arranged. A welcoming sitting room sits to the front, centred around an open fireplace that brings warmth and character to the space. To the rear, a generous open-plan kitchen, dining and living area forms the heart of the home. Enhanced by a vaulted ceiling, this light-filled space is designed for modern living, offering plenty of room to cook, dine and relax while enjoying views across the garden.

Three bedrooms provide comfortable and flexible accommodation, well suited to a range of buyers, whether as a main residence, second home or investment.

The rear garden is a particular highlight, extending out to meet open fields and offering an ideal setting for outdoor dining, gardening or simply unwinding in peaceful surroundings.

Offered with no onward chain, the property is ready for immediate occupation while also presenting an exciting opportunity to personalise and enhance over time, all within easy reach of the North Norfolk coastline.





Outbuilding
Approximate Floor Area
177 sq. ft
(16.44 sq. m)



Approximate Floor Area
1238 sq. ft
(115.01 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Stanhoe

TRANQUIL VILLAGE CHARM WITH
AWARD-WINNING LOCAL FLAVOURS

A small rural village, Stanhoe is centred around a large duck pond. The Duck Inn, an award winning gastropub, offers the very best in locally sourced produce, and Stanhoe Stores stocks a range of essentials as well as locally produced meats, cheeses, chutneys, chocolates, fresh breads and pastries. The village also has a church, All Saints, one of six churches which along with the parishes of Bircham, Sedgeford and Docking make up the United Benefice of Docking. The village hall, also known as the Reading Room offers many village activities and in 2012, a village screen was setup to provide film shows inside.

Approximately 7 miles away is Brancaster, justly famous for its mussels and one of the most desirable coastal villages on the north Norfolk Coast with its heritage coastline and fine sandy beaches in an Area of Outstanding Natural Beauty. The village has a very good public house, The Ship, and there is also a village hall with shop and club, and a primary school. The Royal West Norfolk Golf Club is at Brancaster with its fine links course. There are also sailing facilities at Brancaster Staithe.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, just four miles away from Stanhoe.

Eating out is a joy here with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights. Fashion counts on the Champagne coast and for chic style head to Anna's boutique or 'next gen' department store Percy



Note from Sowerbys



“A peaceful setting that perfectly captures the essence of North Norfolk living.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 9688-7097-6243-5501-2900

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///covertly.boss.towel

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SOWERBYS

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