



Briar Cottage, Hunstanton Road, Heacham, PE31 7HH

welcome to

Briar Cottage, Hunstanton Road, Heacham

A rare opportunity to acquire a Grade II Listed cottage and detached self contained annexe in the old part of Heacham, overlooking the village green and church, with parking and no onward chain.

Description

A rare and exciting opportunity to acquire two charming properties in the heart of the old part of Heacham, one of North Norfolk's most desirable coastal villages, renowned for its two beaches and excellent range of amenities that rival many small towns. Occupying a wonderful position on the village green overlooking the church, the principal property is a truly enchanting Grade II Listed chocolate-box style cottage, brimming with character and period charm.

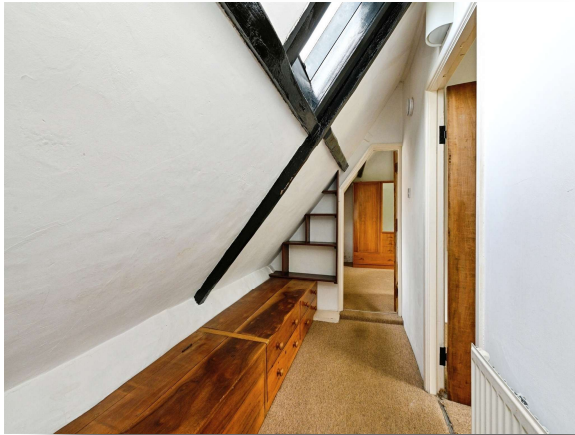
The cottage offers deceptively spacious accommodation, beginning with a welcoming entrance room leading to a cosy reception room, ideal for relaxing beside the character features synonymous with homes of this era. The kitchen/diner provides a sociable and practical heart to the home, while a useful boot room leads to a ground floor shower room, perfect for coastal living after days spent at the beach. Upstairs, there are two bedrooms together with a first floor bathroom, completing the cottage accommodation.

Outside, the property enjoys delightful cottage style gardens along with parking, a particularly valuable feature in this historic part of the village.

Adding even greater appeal is the detached self-contained annexe, ideal for extended family, guest accommodation or potential ancillary income opportunities (subject to any necessary consents). The annexe offers two bedrooms, a lounge, kitchen and wet room, creating a flexible and highly desirable additional living space.

Entrance Porch
Entrance Hall
Kitchen-Breakfast Room
Laundry Room
Shower Room
Living Room
First Floor
Bedroom One
Bedroom Two
Bathroom
Annexe
Kitchen
Living Room
Bedroom One
Bedroom Two
Wet Room





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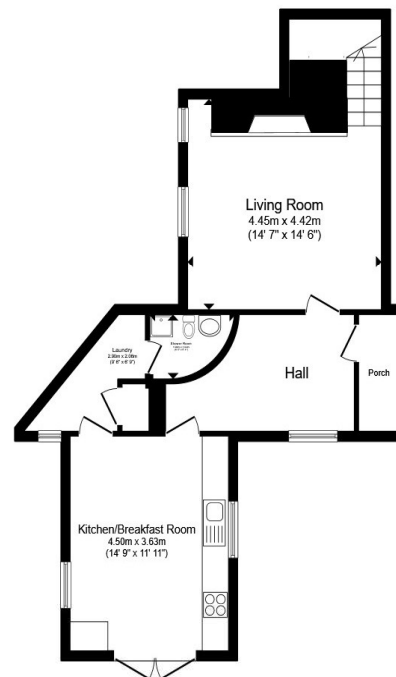
welcome to

Briar Cottage, Hunstanton Road, Heacham

- Grade II Listed chocolate-box style cottage
- Prime position overlooking the village green and church
- Located in the old part of Heacham close to two beaches
- Two bedroom cottage with character features
- Detached self-contained two bedroom annexe

Tenure: Freehold EPC Rating: E
Council Tax Band: C

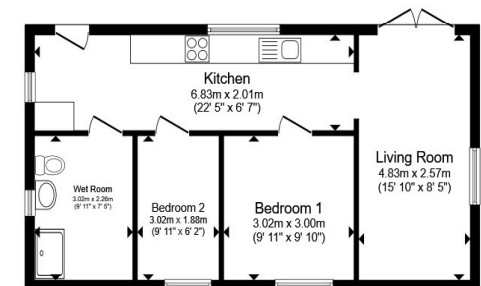
£475,000



Ground Floor



First Floor



Annex

Total floor area 147.3 m² (1,586 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HUN107134 - 0005

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