



THE STORY OF

# 2 Stanhoe Road

*Bircham Newton, Norfolk*

SOWERBYS



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# 2 Stanhoe Road

Bircham Newton, Norfolk  
PE31 6EG

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Offered with No Onward Chain  
Four Bedroom Semi-Detached House  
Great Coastal Links  
Ample Off-Street Parking  
Double Garage  
Substantial Corner Plot

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Conveniently situated on Bircham Newton's Stanhoe Road, this exceptionally spacious four bedroom semi-detached home offers the perfect blend of modern living and generous outdoor space, ideal for families, professionals working from home, or those seeking a peaceful Norfolk lifestyle.

Occupying a substantial corner plot, the property immediately impresses with its sense of space and privacy. The modern interior has been thoughtfully designed to create a bright and welcoming atmosphere throughout, with well-proportioned rooms that flow effortlessly for both everyday living and entertaining. Each of the four bedrooms provides comfortable, versatile accommodation - perfect for growing families, guest rooms, or dedicated home office space.

The home offers contemporary styling with clean lines and a fresh finish, creating a move-in-ready environment where comfort meets practicality. Large windows allow natural light to pour in, enhancing the feeling of openness and connection to the surrounding outdoor space.

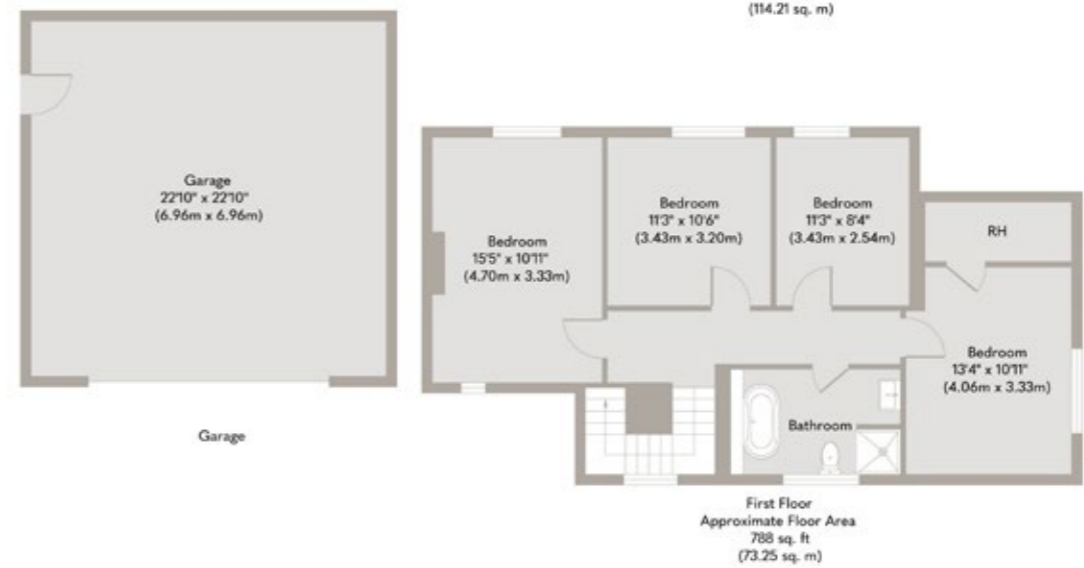
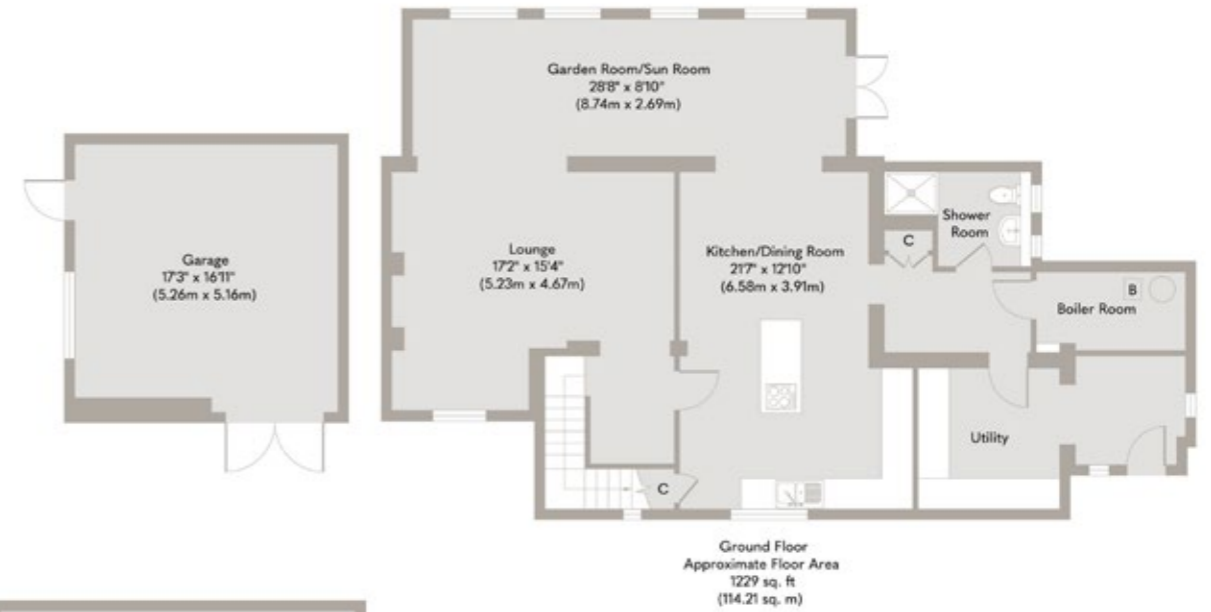
Outside, the generous corner position truly sets this home apart. There is ample off-road parking for multiple vehicles - ideal for visiting family and friends - while the expansive detached workshop/garage provides outstanding flexibility. Whether you're a car enthusiast, run a business from home, enjoy DIY projects, or simply require substantial storage, this impressive outbuilding is a rare and valuable addition.

Located within the charming village of Bircham Newton, the property enjoys a wonderful balance of countryside tranquillity and convenient access to nearby amenities and coastal destinations. It offers a lifestyle defined by space, flexibility, and modern comfort - a superb opportunity to secure a home that adapts beautifully to both family life and leisure.



The sun room has great light, on summer mornings it's my favourite place to be...





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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# Bircham Newton

A POPULAR VILLAGE IN A LOVELY LOCATION

Bircham Newton is a peaceful North Norfolk village surrounded by open farmland and big skies, positioned 6 miles south of Hunstanton, 12 miles from King's Lynn, and about 25 miles from Fakenham. It offers relaxed rural living with excellent access to both coast and nearby town amenities.

Close to the neighbouring estate villages of Great Bircham and Bircham Tofts, residents benefit from the Great Bircham Stores & Café, the King's Head Country Hotel, and a traditional bakery known for fresh breads and pastries. Additional shops, pubs and services can be found in Snettisham and Heacham, just a short drive away.

The village is surrounded by quiet walking and cycling routes, with the Sandringham Estate, Holkham Estate and Peddars Way offering further outdoor adventures. The beaches at Old Hunstanton, Brancaster and Holme are within easy reach for coastal days out.

For broader shopping and rail connections, King's Lynn provides supermarkets, leisure facilities and links to Cambridge and London. Bircham Newton offers a lifestyle shaped by rural calm, village charm and coastal proximity, ideal for those seeking a balanced, easy-paced way of life in North Norfolk.



## Note from the Vendor



Thornham Deli

“...the area has become more vibrant, with better amenities along the coast at Thornham.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating. The property benefits from underfloor heating to the ground floor and bathrooms.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

C. Ref:- 3436-7727-5500-0144-9206

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: ///toothpick.projects.gown

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# SOWERBYS

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