



THE STORY OF

# 7 Lords Lane

*Heacham, Norfolk*

SOWERBYS



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# 7 Lords Lane

Heacham, Norfolk  
PE31 7DJ

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Charming Cottage in Popular Heacham

No Onward Chain

Quiet Residential Position Close to the Coast

Two Spacious Reception Rooms  
with Oak Flooring

Stylish Fitted Kitchen with  
Solid Walnut Worktops

Three Bedrooms Arranged Over the First Floor

Approx. 75ft Rear Garden Mainly Laid to Lawn

Private Driveway for Several Vehicles

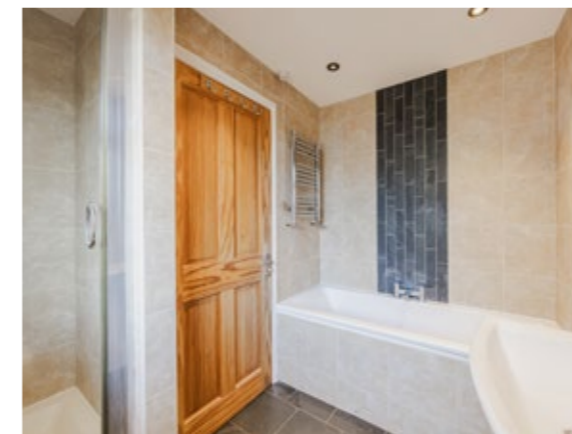
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**SOWERBYS HUNSTANTON OFFICE**

01485 533666

[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)





Stepping inside, the sitting room is a warm and welcoming space, centred around a feature fireplace and finished with attractive oak flooring. Beyond, the dining room provides a wonderful second reception space, ideal for family meals, entertaining or simply everyday living, with stairs rising to the first floor.

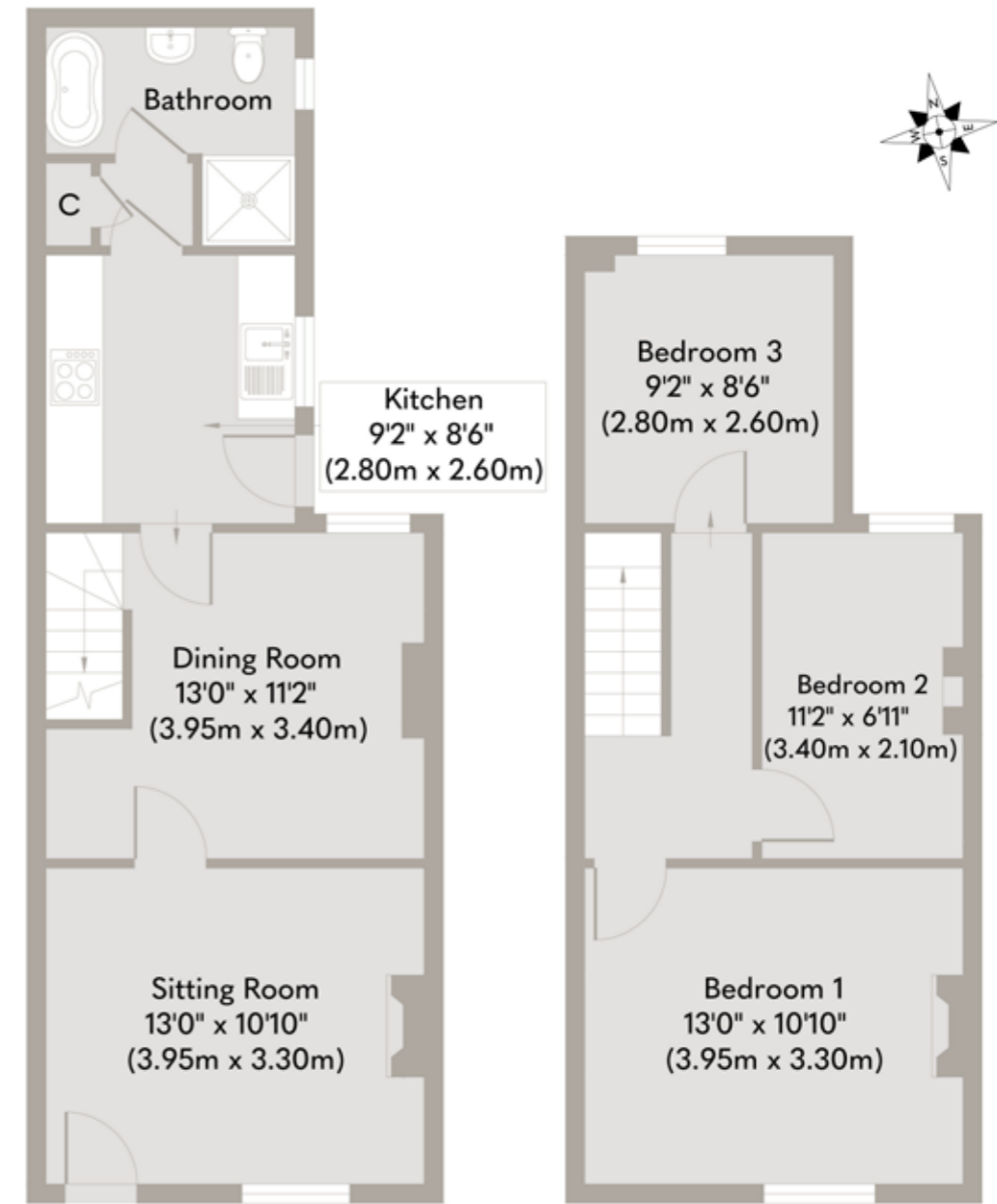
The kitchen is both modern and practical, fitted with gloss-fronted units and complemented by solid walnut work surfaces, creating a space that feels both contemporary and characterful. Beyond sits a useful rear lobby with built-in storage, leading through to the beautifully appointed family bathroom with separate shower enclosure and bath.

Upstairs there are three bedrooms with the principal bedroom being a comfortable double, while the remaining rooms offer flexibility as guest bedrooms, children's rooms or a home office.

Outside, the property continues to impress. The rear garden stretches to approximately 75ft, mainly laid to lawn and offering plenty of room to relax, garden or play. To the side, a private driveway provides parking for several vehicles.

A delightful cottage in a sought-after coastal setting, equally suited as a permanent home, weekend retreat or first time home.





**Ground Floor**  
Approximate Floor Area  
436 sq. ft  
(40.58 sq. m)

**First Floor**  
Approximate Floor Area  
370 sq. ft  
(34.40 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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# Heacham

A BEAUTIFUL ARRIVAL TO A LOVELY VILLAGE

Norfolk Lavender on the A149 coast road is the landmark that tells you you've arrived at Heacham. Long popular with local families, thanks to a thriving primary and junior school, the village is large and offers a diverse blend of period properties and newer additions, plus a growing number of stunning beachfront houses, many with beautiful, first floor living areas that take full advantage of their shoreline position and rolling sea views.

Along with numerous pretty carrstone period houses, the village has grown in recent years and is bordered by a new development, Butterfield Meadow, on the edge of Hunstanton to the east and Lamsey Lane to the west. It is well-serviced by two supermarkets, Tesco Express and Lidl on the A149, a Post Office, electrical store, chemist, GP surgery and gym, along with an alternative health clinic.

Spending time outside is part of everyday life here – it could be why so many of us become dog owners to enjoy a daily walk or two. Indulge your love of the great outdoors further with a bike ride or game of golf. Cyclists should pit-stop at A E Wallis, which has been selling and servicing bicycles since 1939. If golf is your game, enjoy a round at Heacham Manor, rated in Golf World's Top 100 Golf Resorts, or perfect your swing at its driving range. Alternatively, slow the pace with an easy walk to one of the village's two beaches where you will find a sandy spot to enjoy one of west Norfolk's legendary sunsets.

It's easy to see why this coastal village offers the best of both worlds and appeals so much to those looking for a much-coveted home within walking distance of the beach and amenities, but without the bustle of a busy tourist trap. Come and discover your place in the sun, too.



## Note from Sowerbys



“Perfect as a permanent home, weekend retreat or first-time purchase.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

D. Ref:- 5132-2320-1209-0600-1226.

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: ///uncouth.diver.digital

### AGENT'S NOTE

There is a right of way for next door to gain access if needed.  
Some images used have been virtually staged to show how the property could look once furnished and are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

