

POND HOUSE



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THE STORY OF

Pond House

Heacham, Norfolk

SOWERBYS



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Pond House

20 Staithe Road, Heacham, Norfolk
PE31 7ED

No Onward Chain

Detached Family Home

Prime Coastal Location

Spacious Sitting Room with Bay Window

Kitchen with Adjoining Breakfast Room

Three Generous Double Bedrooms

Private and Enclosed Garden

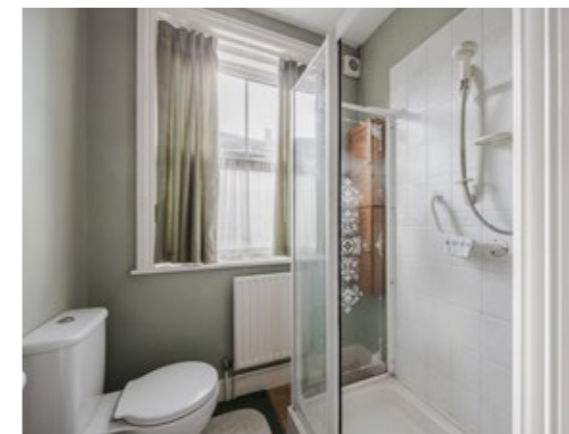
Driveway with Detached Garage

Two Outbuildings

SOWERBYS HUNSTANTON OFFICE

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This charming double-fronted character home occupies an enviable position just a short stroll from both the village centre and the beach, offering an ideal blend of coastal living and everyday convenience.

The property boasts a spacious and inviting sitting room, featuring a well proportioned bay window that floods the space with natural light - perfect for both relaxing and entertaining guests. A separate dining room provides further flexibility and could easily serve as a fourth bedroom, particularly as the ground floor also benefits from a shower room. The kitchen is complemented by an adjacent breakfast room, creating a sociable and practical hub for family life.

To the first floor, there are three generous double bedrooms, along with a family bathroom. A standout feature is the open landing, complete with a front-facing window, offering a versatile space ideal for reading, working from home, or simply unwinding.

Externally, the property continues to impress. A driveway to the front provides off-road parking and leads to a detached garage. To the rear, a private and enclosed garden offers a delightful setting for outdoor relaxation, complemented by two useful outbuildings, perfect for garden storage or hobby use.

This is a wonderful opportunity to acquire a characterful home in a highly desirable coastal location.



Three generous double bedrooms offering comfort and space.





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-served 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



“A home full of character, offering a wonderful coastal lifestyle in a desirable location.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. 9100-5140-0922-6696-3463.

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: ///beak.horns.video

AGENT'S NOTE

Agent's note.

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SOWERBYS

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