



Introducing
Bircham Road
Stanhoe

SOWERBYS

Sowerbys are pleased to offer this substantial detached four bedroom family home in the sought after village of Stanhoe. The property sits on a generous and private plot with large mature gardens, double garage, field views and ample off road parking.

The property benefits from well-proportioned rooms briefly consisting of a kitchen/breakfast room, dining room, living room with large wood-burner, boot room, downstairs shower room, family bathroom and four double bedrooms with en-suite to the principal.

Situated a stone's throw from the North Norfolk coast and commutable to both King's Lynn and Norwich, the property is ideally placed for those that want it all when it comes to location.

Available 20th September on an initial 12 month tenancy.

STANHOE

Stanhoe is a small rural village, a short distance from the larger village of Burnham Market with a wide range of amenities and the north Norfolk coast with its miles of unspoilt coastline. Towards the centre of the village is a large duck pond and The Duck Inn, a traditional British pub, offering the very best in locally sourced produce. 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. Burnham Market is a stunning Georgian village with a green surrounded by 18th century houses, shops, designer

boutiques and, The Hoste Arms, one of the best known and most popular places to eat and drink in North Norfolk. The village has a range of amenities including doctors' and dental surgeries, pharmacy, primary school and post office and an abundance of small village shops including butcher, fresh fish shop, beauty and hair salon, bookshops, art galleries, a good wine merchant, Satchells, and a popular delicatessen, Humble Pie. Stanhoe is close to the sailing harbours at Brancaster Staithe and Burnham Overy Staithe and the Royal West Norfolk Golf Course at Brancaster. The closest rail links to London King's Cross are at King's Lynn.

COUNCIL TAX

Band E.

LOCATION

What3words - ///tops.flute.lighters

AGENT'S NOTES

Pets By Negotiation

LPG Central Heating

Available September 20th 2025

Unfurnished

12 Month Initial Tenancy

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request.

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.



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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