



THE STORY OF

46a High Street

Heacham, Norfolk

SOWERBYS



THE STORY OF

46A High Street

Heacham, Norfolk
PE31 7DB

Beautiful Character Cottage Bursting with Charm

Handy Ground Floor Cloakroom

Three Inviting Bedrooms

Two Contemporary Bathrooms

Cosy Evenings by the Wood-Burning Stove

Private Garden Perfect for
Relaxing and Entertaining

Driveway Providing Convenient Off-Road Parking

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Tucked away in the heart of the village, this charming character cottage enjoys a peaceful yet highly convenient setting, just a short stroll from the beach, local amenities and village facilities.

Beautifully presented throughout, the accommodation is thoughtfully arranged around a spacious open-plan ground floor, creating a wonderful sense of light and flow. The sociable layout provides an ideal space for both everyday living and entertaining, with clearly defined areas for relaxing, dining and cooking, while retaining an inviting and airy atmosphere. A useful cloakroom/W.C. completes the ground floor accommodation.

To the first floor are three well-proportioned double bedrooms, all offering comfortable and versatile accommodation. The principal bedroom benefits from its own en-suite shower room, while a stylish family bathroom serves the remaining bedrooms.

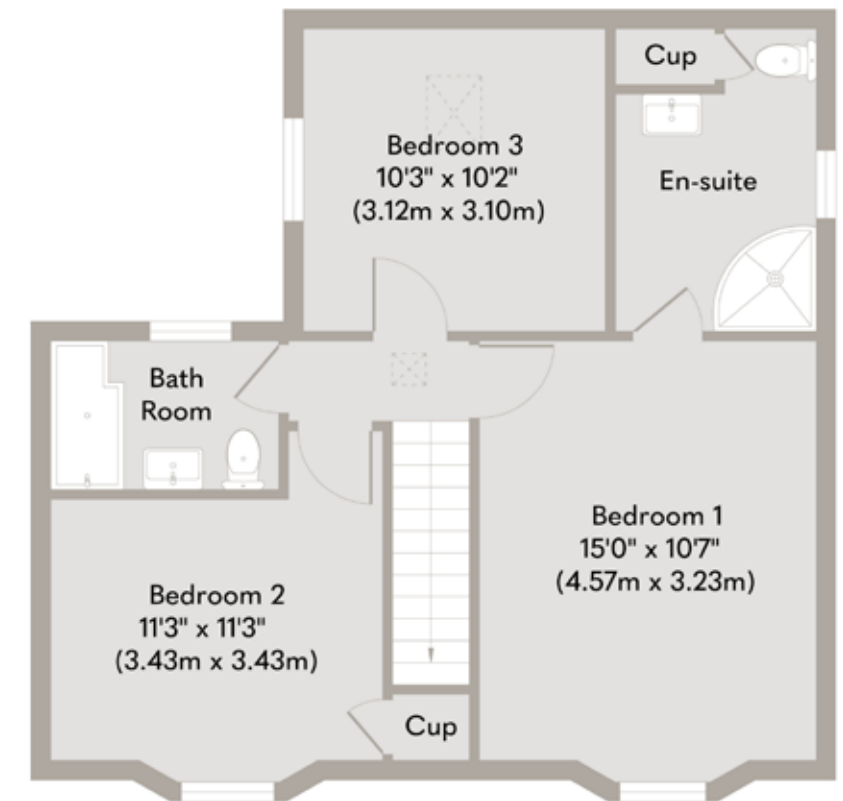
Outside, the property enjoys a delightful enclosed garden, providing a private space in which to relax, entertain or enjoy al fresco dining during the warmer months. A private driveway offers off-road parking for two vehicles, adding to the property's practicality and convenience.

Combining character and charm with modern comforts, and occupying an enviable village-centre position close to the coastline, this attractive cottage would make an excellent permanent residence, a delightful holiday retreat or a strong investment opportunity.

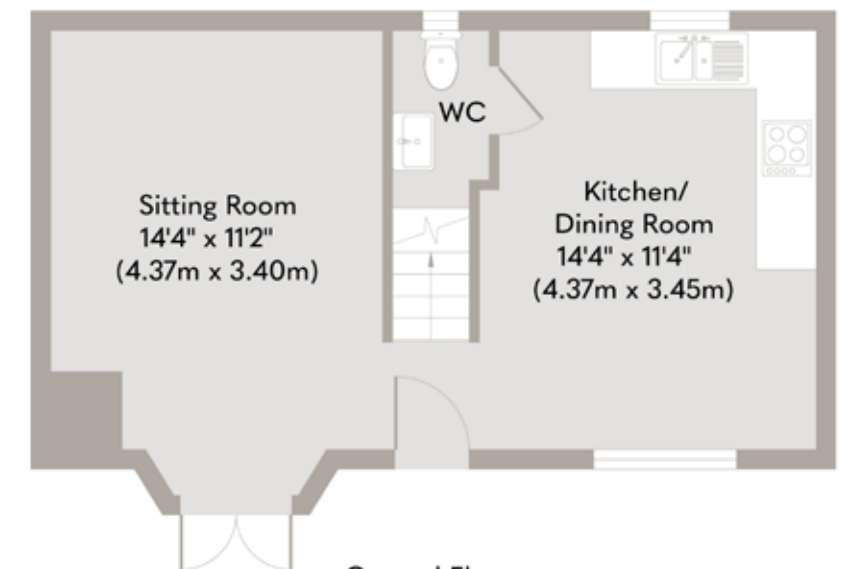


We've loved the bright, airy feel downstairs and the luxury of a generous sized en-suite.





First Floor
Approximate Floor Area
560 sq. ft
(52.02 sq. m)



Ground Floor
Approximate Floor Area
377 sq. ft
(35.03 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.

Copyright V360 Ltd 2026 | www.houseviz.com

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 the Vendor



“A real suntrap, the garden enjoys sunlight for most of the day, creating a lovely place to unwind.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:-8173-7136-5720-3289-2906

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: ///handfuls.flagpole.gave

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

