



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



The Shielings, Waxham Road, Sea Palling, Norfolk, NR12 0UX

The Shielings is an established, fully compliant, and highly successful holiday let business, with previous income figures available upon request. Ideally positioned just a short stroll from the award-winning, dog-friendly beach at Sea Palling, the property presents an exceptional lifestyle and investment opportunity on the sought-after North Norfolk coast.

Nestled within the charming coastal village of Sea Palling, renowned for its expansive sandy beaches, man-made offshore reefs, and areas of unspoilt natural beauty, the property enjoys a peaceful setting surrounded by countryside and coastal landscapes. The village is particularly popular with those seeking a relaxed pace of life, watersports enthusiasts, walkers, and families looking to enjoy the very best of Norfolk's coastline. A range of local amenities are within easy reach, including welcoming cafés, traditional public houses, village shops, and amusement arcades offering classic seaside entertainment. The renowned Norfolk Wildlife Trust reserve at Hickling Broad and Marshes lies just five miles away, providing exceptional opportunities for birdwatching, boating, and exploring the Broads National Park.

Set back from the road behind attractive ornamental railings, The Shielings enjoys a low-maintenance frontage and a private shingle driveway providing valuable off-road parking. To the rear, a generous paved terrace creates the perfect setting for alfresco dining and entertaining, leading onto a neatly maintained lawned garden. A six-person hot tub, together with a dedicated bar and games hut, further enhances the property's appeal to both owners and guests alike.

Beautifully presented throughout, the accommodation is ideally suited to modern family living and holiday use. The entrance hall provides access to a cloakroom, a comfortable sitting room featuring a wood-burning stove and double doors opening onto the rear garden, and a spacious open-plan kitchen and dining room. A versatile additional room currently used as a store or playroom offers excellent potential as a study, home office, or hobby room. On the first floor, there are four bedrooms and a family bathroom, including a principal bedroom with en-suite shower facilities, while the fourth bedroom benefits from an adjoining playroom or dressing room.

The property's appeal is further enhanced by its excellent location. The market town of Stalham, approximately four miles away, provides a comprehensive range of amenities, including schools, supermarkets, healthcare facilities, and access to the Norfolk Broads. Meanwhile, the beautiful beach at Waxham, famous for its resident seal colony and seasonal seal pups, is just over a mile away, offering one of Norfolk's most memorable coastal experiences.



Semi Detached



House



Older



2 Bathrooms
1 Cloakroom



2 Receptions



4 Bedrooms



Tax Band C

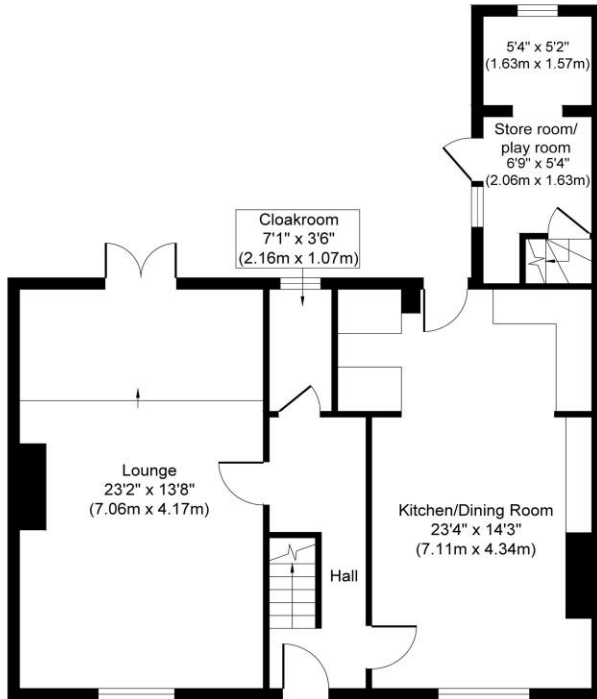


Off-Road
Parking

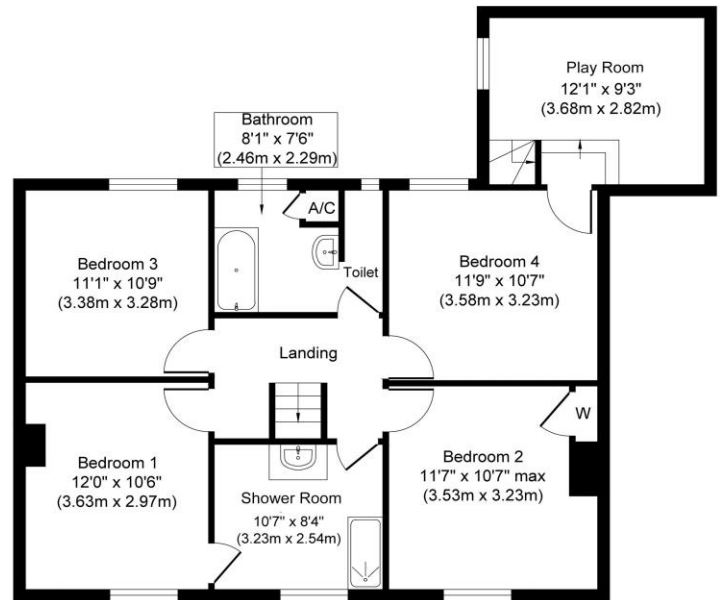


No
Garage





Ground Floor
Approximate Floor Area
840 sq. ft
(77.99 sq. m)



First Floor
Approximate Floor Area
862 sq. ft
(80.09 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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