



INTRODUCING

Parcel Cottage

Heacham, Norfolk

SOWERBYS

S

THE STORY OF

Parcel Cottage

11 Hunstanton Road, Heacham
Norfolk, PE31 7HH

Charming Grade II Listed
Character Cottage

Sitting Room with
Wood-Burning Stove

Defined Dining Area
for Entertaining

Kitchen Diner with Access
to Garden Room

Two Bedrooms and Ground
Floor Family Bathroom

Private Outdoor Seating Area

Desirable Coastal
Village Location

Successful Holiday Let
with No Onward Chain

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.co

Nestled in the heart of this highly sought-after coastal village, this delightful character cottage offers the perfect blend of charm, comfort, and convenience, all just a short stroll from the beach.

The property boasts a generously proportioned sitting room, complete with a cosy wood-burning stove, creating a warm and inviting space ideal for relaxing evenings. A defined dining area provides room for both family living and entertaining, ensuring there is space for everyone to enjoy. The well-appointed kitchen diner leads seamlessly through to a bright garden room, offering additional versatile living space with access to the outside, while the family bathroom is conveniently located on the ground floor.

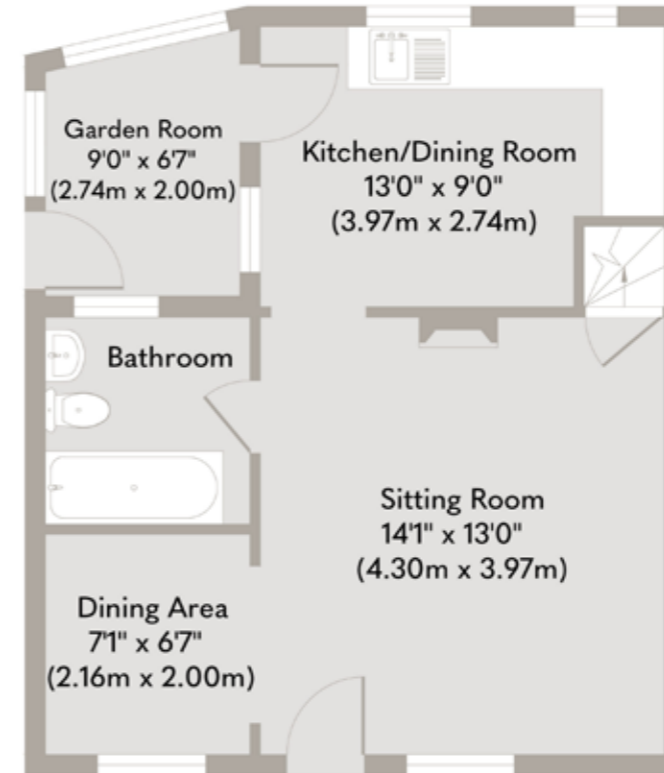
Upstairs, the property comprises two bedrooms all thoughtfully arranged to maximise space and practicality.

Externally, the cottage benefits from its own small private seating area - perfect for enjoying morning coffee or unwinding after a day by the sea.

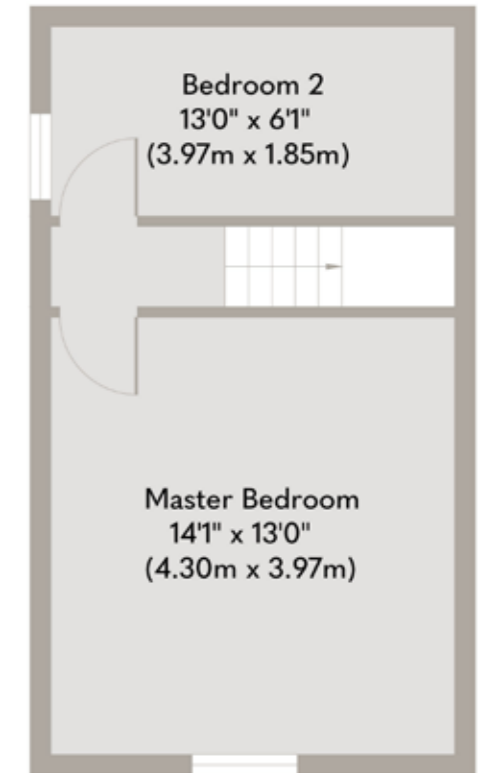
“This 200-year-old cottage, formerly the village post office, retains a rich sense of history.”

Currently operating as a successful holiday let, this property presents an excellent investment opportunity or an idyllic coastal retreat. Offered to the market with no onward chain, early viewing is highly recommended.





Ground Floor
 Approximate Floor Area
 462 sq. ft
 (42.92 sq. m)



First Floor
 Approximate Floor Area
 304 sq. ft
 (28.24 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



Sitting Room with Wood-Burning Stove

“The sitting room with the log burner is fantastically magical in winter.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 2117-3170-1021-1965-3144

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: ///elaborate.proofread.priced

AGENT'S NOTE

The property is Grade II listed.

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

