



THE STORY OF

Shallcross

Heacham, Norfolk

SOWERBYS



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Shallcross

1 Wilton Road, Heacham, Norfolk
PE31 7AD

Beautiful Detached Carrstone Residence

Ample Reception Space

Spacious Kitchen/Breakfast Room

Modern Garden Room

Office, Utility and Cloakroom

Five Bedrooms

Three Bathrooms, Two En-Suite

Spacious Driveway

Garage and Outbuildings

Attractive Garden

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This impressive, historic, detached property enjoys an enviable position in the heart of this popular coastal village, just a few minutes' walk from the beach. Combining a wealth of original character with generous and versatile accommodation, this wonderful home offers an exceptional setting for family life, entertaining and enjoying the very best of coastal living.

From the moment you step inside, the character and individuality of the property are immediately apparent. The beautiful sitting room and formal dining room provide elegant spaces in which to relax and entertain, both enjoying charming beamed ceilings and a wonderful sense of history. At the heart of the home is the spacious kitchen/breakfast room, creating a sociable hub for everyday family life, morning coffee and gatherings with friends.

A dedicated office provides an ideal space for those working from home, while the modern garden room offers a further versatile reception space with views and access towards the garden. A useful utility room and cloakroom complete the ground floor.

Upstairs, the accommodation is equally impressive, with five bedrooms providing plenty of space for family and guests. The principal bedroom and guest bedroom both benefit from their own en-suite facilities, complemented by a further family bathroom.







Outside, the property continues to impress. A spacious driveway provides ample parking and leads to two garages, together with a range of additional outbuildings offering excellent storage and potential for a variety of uses.

The impressive walled garden is a particular feature, providing a wonderfully private and sheltered setting in which to relax, entertain and enjoy long summer afternoons, while offering plenty of space for children to play.

With its exceptional character, generous accommodation, substantial outside space and enviable proximity to the beach, this is a truly special coastal home, perfectly suited to those looking for a property with history, charm and the space to enjoy modern family life.





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 in Heacham. Long popular with local families thanks to its thriving primary school and welcoming community, the village is one of west Norfolk's largest coastal settlements, offering an appealing mix of period cottages, modern homes and an increasing number of impressive beachfront properties, many designed with first-floor living spaces to make the most of the sea views.

Alongside its attractive carrstone houses, Heacham has grown in recent years with new developments complementing the established village. Residents benefit from excellent day-to-day amenities including Tesco Express, Lidl, a Post Office, pharmacy, GP surgery, gym and a variety of independent businesses and services. The village is also well connected, with regular bus services linking Heacham to King's Lynn, Hunstanton and destinations along the north Norfolk coast.

Life in Heacham revolves around the outdoors. Whether it's a morning dog walk, a cycle ride through the surrounding countryside or a round of golf at the highly regarded Heacham Manor, there are plenty of opportunities to enjoy an active lifestyle. Nature lovers are also drawn to nearby Wild Ken Hill, an acclaimed rewilding and conservation project offering miles of walking routes and exceptional wildlife encounters.

For a slower pace, take an easy stroll to one of the village's two beaches, where wide sands and uninterrupted horizons create the perfect setting for one of west Norfolk's famous sunsets. With the coast on your doorstep, excellent local amenities and convenient transport links, Heacham offers a wonderful balance between seaside living and everyday practicality.



Note from Sowerbys



"...elegant spaces in which to relax and entertain, enjoying charming beamed ceilings and a wonderful sense of history."



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///investor.bookings.prepped

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SOWERBYS

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