



74
Mulberry Barn

THE STORY OF

74 Hunstanton Road

Heacham, Norfolk

SOWERBYS



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74 Hunstanton Road

Heacham, Norfolk
PE31 7JU

High-Specification Barn Conversion
Completed in 2015

Rarely Available Location Beside
Heacham Manor Golf Club

Three First-Floor Bedrooms and Family Bathroom

Bespoke Kitchen with Stone Worktops and Pantry

Character Features Including Exposed
Timbers and Chalk Walls

Underfloor Heating and Oak
Flooring to the Ground Floor

Two Allocated Parking Spaces

No Onward Chain

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Tucked away in one of Heacham's most desirable and rarely available locations, 74 Hunstanton Road is a beautifully crafted barn conversion that effortlessly blends period character with modern convenience. Completed in 2015 to an exceptional standard, the property sits next to Heacham Manor Golf Club, offering a peaceful setting with easy access to the village, the coastline and everything that makes this part of North Norfolk so appealing.

From the moment you step inside, there is a sense of quality and craftsmanship throughout. The ground floor has been designed around open-plan living, creating a sociable and welcoming space that works equally well for everyday life and entertaining. At its heart is a bespoke kitchen fitted with stone worktops and a practical built-in pantry, providing both style and functionality. The kitchen flows naturally into the dining and sitting areas, where character features including exposed brick and chalk walls sit comfortably alongside contemporary finishes.

Oak flooring runs throughout the principal ground floor living spaces and underfloor heating ensures year-round comfort, while timber double-glazed windows complement the property's barn heritage and help create a warm and inviting atmosphere.

A useful utility area, finished with tiled flooring, provides valuable additional storage and keeps the practicalities of daily life neatly tucked away. Upstairs, there are three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for both permanent living and coastal getaways.





The barn is unique,
comfortable and easy to
care for.

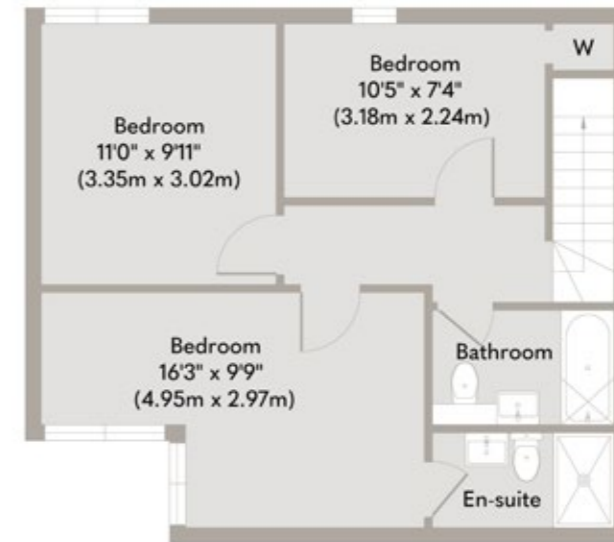


Outside there is a courtyard garden that is west facing which is bursting with colourful flowers and makes for an ideal spot to relax in the evening sun.

The character of the original building remains a defining feature, with exposed ceiling timbers and carefully retained architectural details providing a constant reminder of the property's heritage. Yet the overall feel is one of a home designed for modern living, with thoughtful improvements and high-quality fixtures and fittings throughout.

With two allocated parking spaces and a setting that places golf, countryside walks, village amenities and the North Norfolk coast all within easy reach, this is a home that offers a lifestyle as attractive as the property itself. A regular bus service stops outside the property, with buses running approximately every 15 minutes, providing convenient connections along the coast and to nearby towns.

Opportunities to purchase within this location are few and far between, making 74 Hunstanton Road a particularly special find.



First Floor
Approximate Floor Area
487 sq. ft
(45.24 sq. m)



Ground Floor
Approximate Floor Area
587 sq. ft
(54.53 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.

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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 the Vendor



“Our favourite parts of the house are the sunsets and sea views.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating. Full fibre broadband to property.

COUNCIL TAX

Band C.

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: ///grants.wolves.nowadays

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SOWERBYS

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