



THE STORY OF

Lantern Cottage

Heacham, Norfolk

SOWERBYS



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Lantern Cottage

Hunstanton Road, Heacham, Norfolk
PE31 7JY

Recently Remodelled Detached House

Large Sitting Room with Adjoining Conservatory

Beautiful Fitted Kitchen with
Integrated Appliances

Utility Room

Spacious Ground Floor Principal Suite

A Further Three Bedrooms and Two Bathrooms

Detached Garden Room with Bedroom,
Kitchen and Shower Room/WC

Excellent Decorative Order

Wonderful Views over Golf
Course to the Coastline

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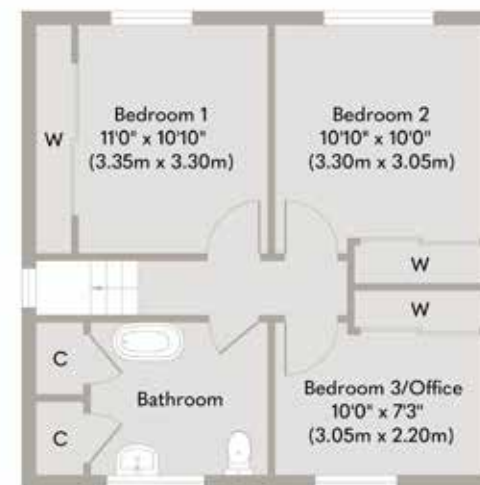
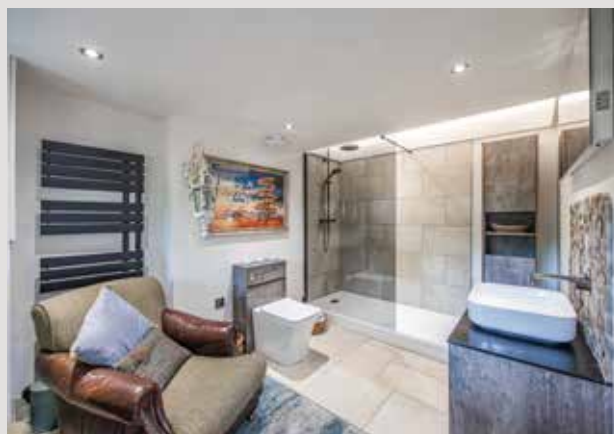
Beautifully remodelled and modernised by the current owners, this wonderful family home offers an exceptional blend of contemporary living, versatility and an enviable outlook over Heacham Manor Golf Club and beyond to the coastline.

Once inside, there is a real sense of space and quality, with the accommodation thoughtfully arranged to suit modern family life and multi-generational living. The generous sitting room is particularly inviting, centred around a wood-burner and perfect for relaxing with family or entertaining friends. At the heart of the home is a superb kitchen, complemented by an adjoining utility room, while the conservatory provides a wonderful additional living space with views across the beautifully landscaped rear garden.

On the lower level is a luxurious principal bedroom with en-suite, a private retreat offering excellent flexibility for those looking for single-level living. Three further bedrooms can be found on the second floor, together with a family bathroom, providing ample space for children, guests or extended family.

Outside, the property continues to impress. There is generous off-road parking to the front, while the rear garden has been thoughtfully landscaped to create a series of distinct areas, each designed to make the most of the garden throughout the day. From enjoying a morning coffee in the sunshine to relaxing with a glass of wine as the evening draws in, it is a garden designed for both entertaining and everyday enjoyment. A detached garden room with kitchen, shower and WC provides an additional versatile space, ideal as a home office, studio, hobby room or quiet place to retreat.

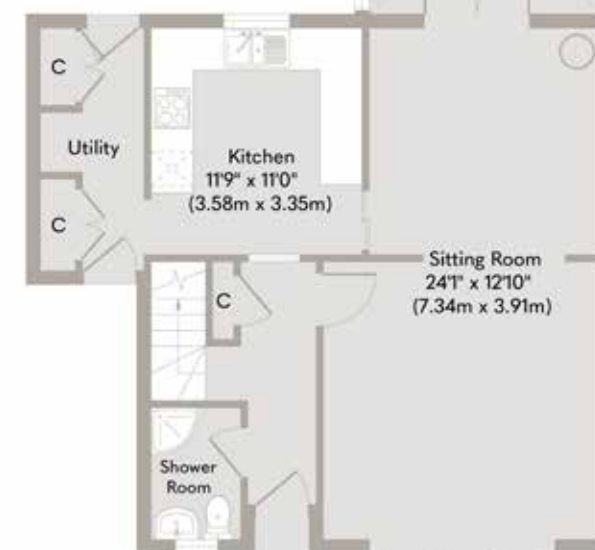
With its stylish interiors, flexible accommodation, beautiful garden and far-reaching views over the golf course to the coastline, this is a home that combines the comforts of modern family living with a wonderful sense of space and lifestyle.



Second Floor
Approximate Floor Area
455 sq. ft
(42.28 sq. m)

Garden Room
216 sq. ft
(20.09 sq. m)

Conservatory
11'2" x 10'4"
(3.40m x 3.15m)



Ground Floor
Approximate Floor Area
389 sq. ft
(36.17 sq. m)

First Floor
Approximate Floor Area
693 sq. ft
(64.39 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



“The front decking has views to the golf course and sea - it's a great place for socialising.”



SERVICES CONNECTED

Mains electricity and water. Drainage to treatment plant. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 6637-3926-4200-0913-7222

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: /// tequila.boards.princely

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SOWERBYS

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