



**20 Church Lane, Heacham**  
**Guide Price £350,000**

**BELTON DUFFEY**



# 20 CHURCH LANE, HEACHAM, KING'S LYNN, NORFOLK, PE31 7HJ

A charming Grade II Listed, 3 bedroom, 2 reception character cottage with generous size rear gardens and outbuilding.

## DESCRIPTION

A charming Grade II Listed, 3 bedroom, 2 reception character cottage with front garden, generous size rear garden and outbuilding.

The property was built circa 1913 of brick, carrstone and chalk walls under a pantile roof and retains character features including fireplaces and latch doors.

The accommodation briefly comprises sitting room, dining room, kitchen, rear lobby and cloakroom to the ground floor. On the first floor are three bedrooms, bathroom and cloakroom.

Outside, there are front and rear gardens with a good size outbuilding which could be converted as a home office etc (subject to any necessary consents).

**HISTORICAL NOTE:** 20 Church Lane is part of a building which was built circa 1913 in chalk blocks with a framework of 18th Century reclaimed bricks and ten magnificent Tudor chimney stacks which was well known at the time of construction as 'The White City' due to its size and it was initially occupied by soldiers prior to the 1914-1918 First World War.

## SITUATION

The coastal village of Heacham is ideally located for the beautiful North Norfolk coast. There is a vast array of places of local interest to explore nearby including water sports, Norfolk Lavender Centre, an 18 hole championship links golf course, coastal walks, birdwatching, fine dining and fresh local seafood, traditional local pubs and a wide range of shopping and educational facilities. Heacham itself has a church, pubs and a selection of local shops, the neighbouring seaside town of Hunstanton offers wide range of educational, shopping and leisure facilities. Further around the coastline are beautiful walks, long sandy beaches, a wide range of watersports activities, fine dining and boutique shopping. The market town of King's Lynn is approximately 14 miles away and has a wider range of shopping and leisure facilities plus a direct rail link to London King's Cross in 1hr 40mins.

## DINING ROOM

4.03m x 2.11m to front of the chimney breast (13' 3" x 6' 11" to front of the chimney breast) Secondary glazed window, radiator, feature fireplace with marble hearth, ceiling lights, door to inner lobby giving access to the sitting room and under stairs storage cupboard.

## KITCHEN

4.07m x 2.32m into chimney breast recess (13' 4" x 7' 7" into chimney breast recess) Timber 40mm worktops to 3 sides with 1.5 bowl composite sink unit with mixer tap, cream coloured cupboards and drawers under, Bosch integrated washing machine, Bosch integrated dishwasher, Stoves inset double oven with pan drawer under, Stoves 4 ring ceramic hob with extractor over, matching wall cupboards, travertine tiled walls, ceramic tiled floor, radiator.

## REAR LOBBY

1.19m x 0.87m (3' 11" x 2' 10") Door into rear porch.



## **SITTING ROOM**

4.86m x 3.56m into chimney breast recess (15' 11" x 11' 8" into chimney breast recess) Twin aspect window, secondary glazed to the front, period style fireplace with pine surround and granite hearth.

## **REAR HALL**

2.5m x 0.99m (8' 2" x 3' 3") Quarry tiled floor, exposed brick, chalk and carrstone wall, door rear garden.

## **CLOAKROOM**

1.54m x 0.95m (5' 1" x 3' 1") Low level WC, wash hand basin with chrome mixer tap, radiator, quarry tiled floor.

## **FIRST FLOOR LANDING**

2.43m x 2.03m (8' 0" x 6' 8") Radiator.

## **BEDROOM 1**

3.23m x 3.56m (10' 7" x 11' 8") Feature fireplace, radiator, secondary glazed window, door into bathroom.

## **BATHROOM**

3.5m into shower recess x 1.57m (11' 6" into shower recess x 5' 2") Shower cubicle with mains shower, low level WC, pedestal wash hand basin, panelled bath, ceramic tiled floor, heated towel rail, Intergas Eco RF gas central heating boiler, door into en-cloakroom/bedroom 2.

## **BEDROOM 2**

4.18m x 2.31m (13' 9" x 7' 7") Feature period fireplace, radiator, secondary glazed window.

## **BEDROOM 3**

3.06m x 2.44m into chimney breast recess (10' 0" x 8' 0" into chimney breast recess) Feature period fireplace, radiator, secondary glazed window.

## **OUTSIDE**

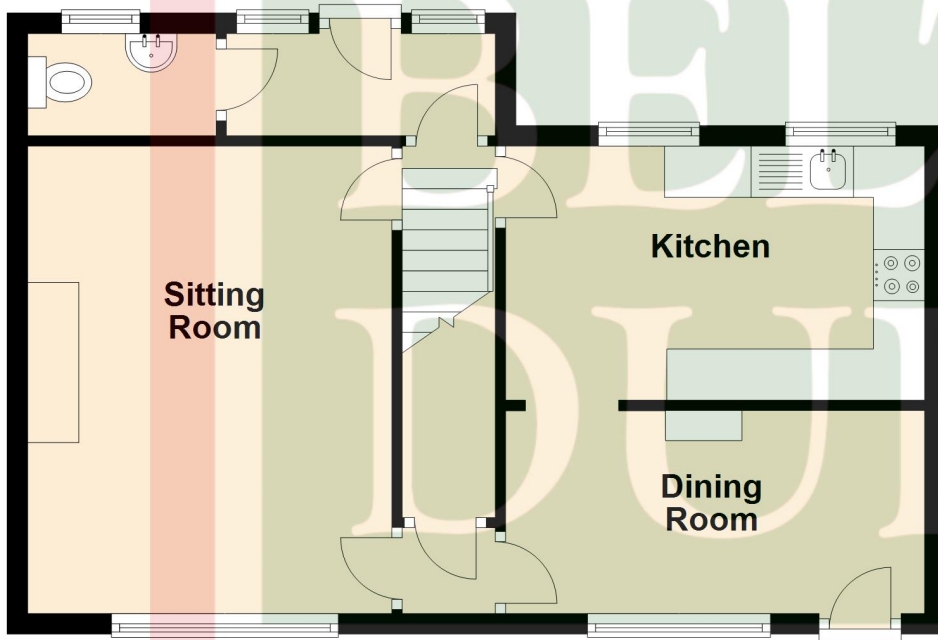
The property has a lawned front garden, being enclosed by a brick and carrstone wall with hedged boundaries and a pathway leading to the front entrance door.

The rear garden is of a generous size, being laid to lawn with steps and pathway leading to the BRICK AND PANTILE OUTBUILDING measuring approximately 3.05m x 3.06m (10' 0" x 10' 0"). This could be suitable for a home office, subject to any necessary consents.

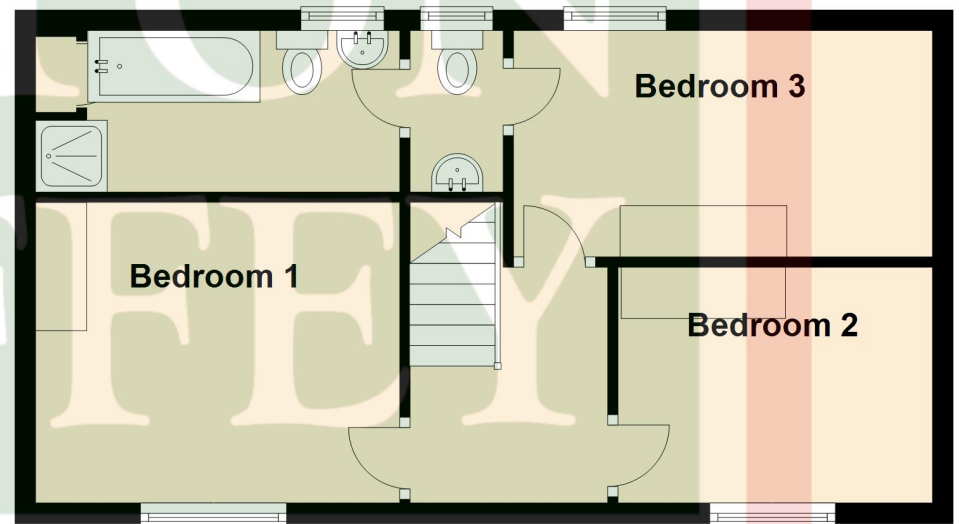
Adjoining the outbuilding are 2 patio areas. The rear garden is enclosed by fenced boundaries.

PLEASE NOTE: The walkway to the rear garden is communal with the neighbouring properties.

**Ground Floor**



**First Floor**



## **DIRECTIONS**

Proceed out of King's Lynn to the roundabout at Knights Hill. Take the first exit onto the A149, continue to the roundabout to the outskirts of Dersingham taking the first exit. Proceed along bypassing Snettisham, at the roundabout take the first exit towards Heacham, continue along passing Norfolk Lavender and take the left hand turning into Church Lane. Proceed along and the property will be seen right hand side.

## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Tel Council Tax Band B.

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

EPC - N/A, Grade II Listed.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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