



**42-44 High Street, Heacham**  
**Guide Price £750,000**

**BELTON DUFFEY**



# 42-44 HIGH STREET, HEACHAM, NORFOLK, PE31 7EP

An attractive, 5 bedroom detached house with COMMERCIAL premises, extensive outbuildings, garden and parking.

## DESCRIPTION

An attractive, 5 bedroom detached house with COMMERCIAL premises, extensive outbuildings, garden and parking.

The property was built circa 1911 of brick and carrstone walls under a slate roof being installed with gas central heating and sash windows. The accommodation briefly comprises entrance porch, spacious entrance hall, sitting room, dining room and kitchen on the ground floor. On the first floor is a spacious landing, 5 bedrooms, bathroom, cloakroom and a laundry/shower room.

The commercial premises is currently the Heacham Post Office comprising shop, 2 offices and a rear entrance. This area could be used as an airbnb or holiday let, subject to the necessary consents.

Outside, are extensive outbuildings including a double garage, car port, various stores and 2 toilets, parking and gardens.

The property retains many original period features including ceiling cornices, picture rails, 4 panelled internal doors, feature arches, fire places, staircase, mosaic tiled floor and sash windows (some being double glazed)

## 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.

## ENTRANCE PORCH

1.98m x 1.22m (6' 6" x 4' 0") Period decorative tiled floor, large panelled door with window light over to outside, period double doors with matching window light over leading into the spacious entrance hall.

## ENTRANCE HALL

7.19m x 1.98m (23' 7" x 6' 6") Period staircase to first floor landing, radiator.

## SITTING ROOM

4.61m maximum into bay x 3.69m (15' 1" x 12' 1") 2 radiators, feature fireplace.



**DINING ROOM**

3.69m x 3.56m (12' 1" x 11' 8") Radiator, tiled fireplace with decorative surround.

**KITCHEN/BREAKFAST ROOM**

4.93m maximum into pantry recess x 3.98m (16' 2" x 13' 1") Worktop with cupboards and drawers under, sink unit, walk in pantry.

**WALK IN PANTRY**

3.30m x 1.34m (10' 10" x 4' 5")

**SHOP**

7.55m x 4.35m (24' 9" x 14' 3")

**SHOP OFFICE**

3.34m x 1.99m (10' 11" x 6' 6")

**FURTHER SHOP OFFICE**

4.28m x 3.06m (14' 1" x 10' 0")

**SHOP REAR HALL**

2.50m maximum x 3.67m maximum (8' 2" x 12' 0") L shaped.

**FIRST FLOOR LANDING**

5m x 2.02m (16' 5" x 6' 8")

**L SHAPED REAR LANDING**

1.47m maximum x 2.49m maximum (4' 10" x 8' 2") Loft access.

**BEDROOM 1**

4.63m maximum into bay x 3.72m (15' 2" x 12' 2") Wash hand basin, fireplace surround.

**BEDROOM 2**

4.34m maximum narrowing to x 3.66m x 3.75m (14' 3" x 12' 0") Radiator.

**BEDROOM 3**

3.70m into chimney breast recess x 3.68m (12' 2" x 12' 1") Radiator, fireplace surround.

**BEDROOM 4**

3.66m x 4.36m (12' 0" x 14' 4") Radiator.



**BEDROOM 5**

2.67m x 2.40m (8' 9" x 7' 10") Radiator.

**LAUNDRY ROOM/SHOWER ROOM**

4.28m maximum into cupboard recess x 2.31m (14' 1" x 7' 7") Shower cubicle, plumbing for automatic washing machine, hot water cylinder. Fitted cupboards.

**CLOAKROOM**

3.15m x 0.90m (10' 4" x 2' 11") Low level WC.

**OUTSIDE**

The property occupies a good sized plot with a period brick wall to the front with wrought Iron railings and gated access to the front entrance door. To the south side of the property is a long shingled driveway with gated access leading to the rear of the property, which has an extensive range of outbuilding. The rear garden is shingled for easy maintenance being enclosed by period carrstone walls and hedged boundaries.

**STAFF TOILET**

3.67m x 2.47m (12' 0" x 8' 1") Low level WC, wash hand basin.

**STORE**

2.42m x 1.89m (7' 11" x 6' 2")

**DOUBLE GARAGE**

7.74m x 4.62m (25' 5" x 15' 2") Up and over door.

**STORE**

7.84m x 1.51m (25' 9" x 4' 11")

**GARDENERS TOILET**

1.74m x 1.12m (5' 9" x 3' 8") Wash hand basin, low level WC.

**CAR PORT**

5.48m x 3.69m maximum (18' 0" x 12' 1")





## **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 until you reach Norfolk Lavender. Turn left into Lynn Road and take the second turning on the left into High Street and the property will be found on the left hand side.

## **OTHER INFORMATION**

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX.

Current rateable value - £3,800.00 (1 April 2023 to present)

EPC - TBC.

Gas central heating.

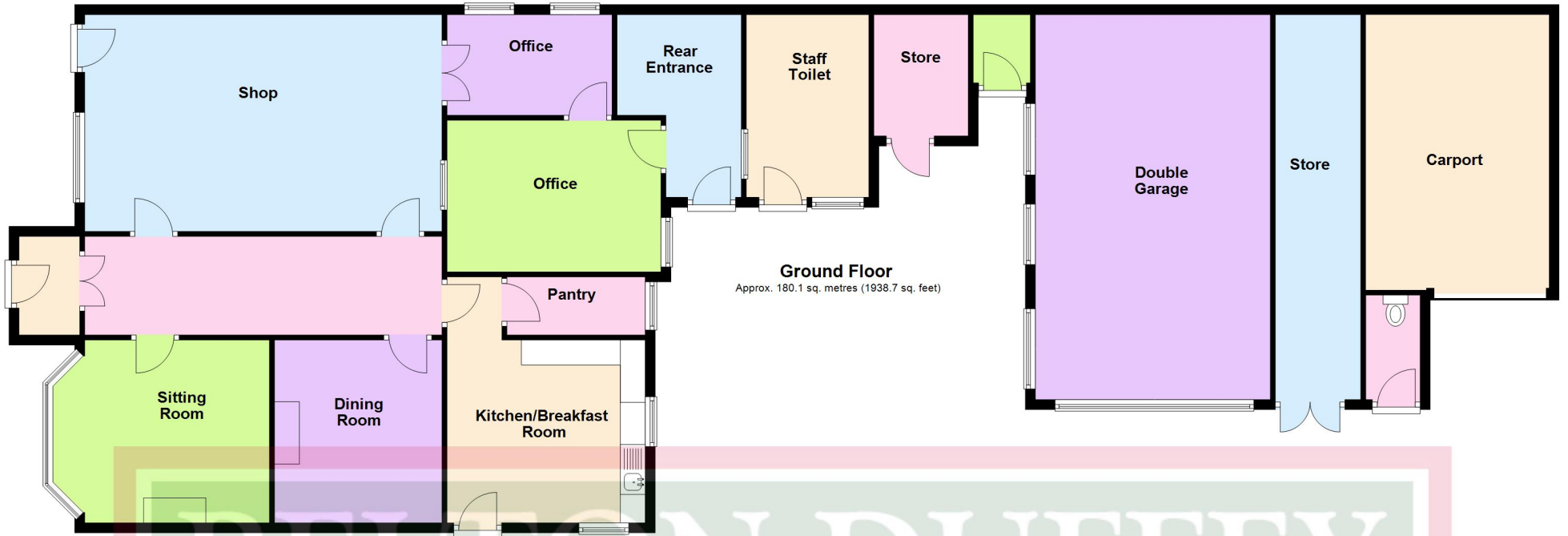
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





Total area: approx. 277.3 sq. metres (2985.3 sq. feet)



## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

