

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,  
Heacham,  
King's Lynn,  
Norfolk, PE31 7EP

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A traditional brick and carrstone detached Edwardian House offering spacious accommodation including; Entrance Lobby, Entrance Hall, Living Room, Dining Room and Kitchen to the ground floor, along with Landing, Five Bedrooms, Bathroom, Separate WC and Laundry Room to the first floor. The property also includes a ground floor Commercial Shop Premises with an Office, Store Room and separate Rear Entrance Room. This Commercial area could be adapted to provide annexe accommodation or provide an income as a holiday let (subject to obtaining relevant planning and building regulations). The property which retains many character period features, has plenty of outside space, along with outbuildings and a double garage.

The property is situated in a desirable position, in the High Street, toward the centre of the popular, coastal village of Heacham. The village offers a range of amenities which includes; a variety of local shops, Lidl supermarket, primary and junior schools, pharmacy, hairdressers, doctor's surgery, vets and public houses. There are regular bus services to the nearby towns of Hunstanton and King's Lynn, along with the popular "Coast Hopper" service giving access along the North Norfolk Coast to other local towns and villages. A perfect location for dog walking, access to Wild Ken Hill and local beaches.

**High Street, Heacham, Norfolk, PE31 7EP**

**O.I.E.O £500,000 Freehold**

## **FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE VESTIBULE**

**6' 6" x 3' 11" (1.98m x 1.19m)**

Moulded coving, original patterned tiled floor, glazed double doors with glazed overhead light to:-

### **ENTRANCE HALL**

Moulded coving, double radiator, power points, stairs to first floor landing. Doors to shop, living room, dining room and kitchen.

### **KITCHEN**

**12' 7" min opening to 14' 0" max x 11' 1" (3.84m min opening to 4.27m max x 3.38m)**

Tiled floor, sash window to side, window to rear, power points, double radiator, plumbing provision for dishwasher. Range of wall and base units with work surfaces over, tiled splash-backs, one and a half bowl composite sink unit with single drainer and mixer tap over, cupboard housing gas fired boiler supplying domestic hot water and radiators. Space for cooker with cooker hood set in a pull-out canopy over. Door to side. Door to:-

### **PANTRY**

**10' 1" x 4' 5" (3.07m x 1.35m)**

Window to rear, tiled floor, power points, light and shelving.

### **DINING ROOM**

**12' 1" x 10' 11" min (3.68m x 3.33m min)**

Central moulded ceiling rose, power points, double radiator, sash window to side, feature fireplace with low level cupboards either side of chimney breast.

### **LIVING ROOM**

**12' 1" min opening to 15' 1" max x 12' 1" max (3.68m min opening to 4.6m max x 3.68m max)**

Moulded coving, central moulded ceiling rose, power points, television point, two double radiators, bay with double glazed sash window, fireplace recess with black granite effect hearth.

### **FIRST FLOOR LANDING**

Textured and coved ceiling, power points, telephone socket, sash windows to rear. Doors to:-

### **BEDROOM ONE**

**12' 1" min opening to 15' 1" max x 12' 2" max (3.68m min opening to 4.6m max x 3.71m max)**

Bay to front with double glazed sash window, power points, double radiator, feature former fireplace surround, large wash hand basin with tiled splash-back set on a vanity unit with drawers under.

### **BEDROOM TWO**

**12' 1" min x 12' 1" (3.68m min x 3.68m)**

Sash window to front, power points, double radiator.

### **BEDROOM THREE**

**14' 2" max x 12' 1" (4.32m max x 3.68m)**

Double glazed sash window to rear, power points, double radiator, ornate former fireplace surround.

## **BEDROOM FOUR**

**12' 1" x 12' 1" max (3.68m x 3.68m max)**

Sash window to side, power points, single radiator, built-in wardrobe, ornate former fireplace surround, wash hand basin with tiled splash-back set on a vanity unit with cupboard under.

## **BEDROOM FIVE**

**8' 9" x 7' 11" (2.67m x 2.41m)**

Textured and coved ceiling, power points, sash window to front.

## **BATHROOM**

**10' 1" x 4' 11" (3.07m x 1.5m)**

Coved ceiling, full height ceramic wall tiling, window to rear, double radiator, heated towel rail. Suite comprising; corner panelled bath, pedestal wash hand basin.

## **SEPARATE WC**

**10' 2" x 2' 10" (3.1m x 0.86m)**

Window to rear, low level WC.

## **LAUNDRY ROOM**

**10' 6" max x 7' 4" max (3.2m max x 2.24m max)**

Sash window to side, plumbing provision for washing machine, full width and height linen cupboard. Shower cubicle with composite "wet-board" panelling and fitted system mixer shower.

## **COMMERCIAL SECTION**

### **SHOP**

**24' 8" max x 14' 4" max (7.52m max x 4.37m max)**

Window and entrance door to front, power and lighting, double radiator. Double doors to:-

### **OFFICE**

**10' 11" x 6' 7" (3.33m x 2.01m)**

Windows to side, power points, telephone socket, double radiator. Security door to:-

### **STORE ROOM**

**13' 11" min x 9' 10" min (4.24m min x 3m min)**

Quarry tiled floor, power points, double radiator, window to rear, shelving, work surface with inset stainless steel sink unit with single drainer and cupboard under. Security door to:-

### **REAR ENTRANCE ROOM**

Power points, double radiator, work surface, window to workshop. Door to outside rear.

### **WORKSHOP**

**8' 0" x 7' 4" min (2.44m x 2.24m min)**

With power and lighting. Door to outside rear. Door to:-

### **WC**

**4' 9" x 4' 1" (1.45m x 1.24m)**

Electric wall heater, vinyl floor covering, window to side, low level WC, wash hand basin.

## **OUTSIDE**

### **FRONT**

Small gravelled garden frontage, enclosed by a carrstone wall with iron railings. Gravelled driveway leading to gates which give vehicular access to the rear.

## REAR

Gravelled driveway from the front gates to ample gravelled car standing which in turn leads to the outbuildings, store, coal shed, outside WC and garage, along with a further gravelled area and concrete pad at the very rear. This area would suit being landscaped to incorporate a formal garden.

## DOUBLE GARAGE

**25' 2" x 15' 2" (7.67m x 4.62m)**

Up and over door, power and lighting, windows to side, access to roof space. Adjoining workshop (25' 1" x 7' 2") having timber double doors and windows to the carport (19' 1" x 12' 1").

## SERVICES

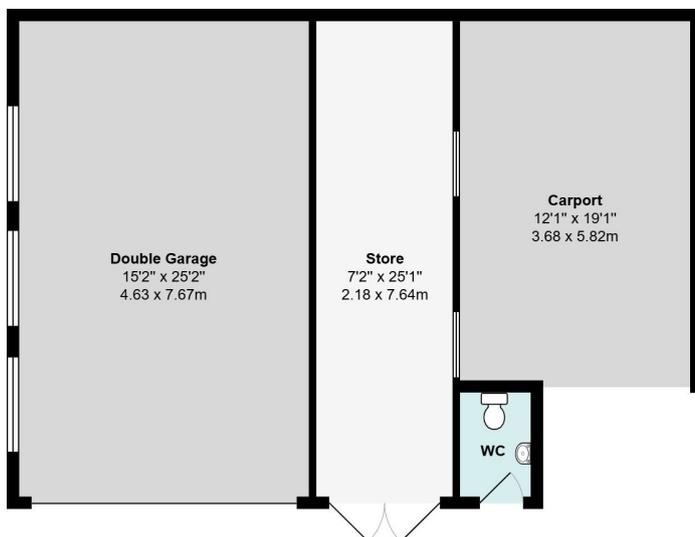
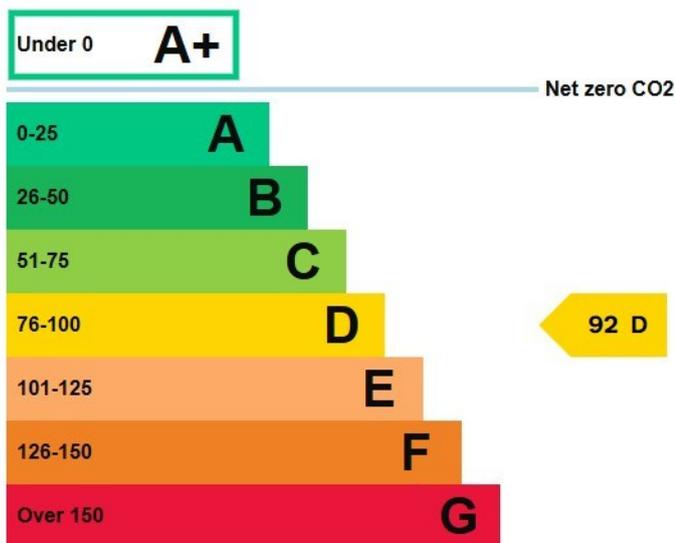
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

## COUNCIL TAX

Band E - £2983.27 for 2026/27 Borough Council of King's Lynn & West Norfolk. The commercial element of the property is business rated which is currently zero.

## ENERGY PERFORMANCE RATING

EPC - Band D



GARAGE & OUTBUILDINGS  
FLOOR PLAN







Total Area: 2600 ft<sup>2</sup> ... 241.5 m<sup>2</sup>  
 All measurements are approximate and for display purposes only

## High Street, Heacham, King's Lynn, Norfolk, PE31 7EP

Illustration for identification purposes only. Measurements are approximate. Not to scale

**Tenure:** Freehold. Vacant possession upon completion.

**Viewing:** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations:** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**Offer Referencing:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

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# LANDLES

Since 1856

## SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

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