



42 Sandpiper, Waxham Sands Holiday Park, Warren Farm Palling Road, Horsey
Great Yarmouth

£219,950
Minors & Brady

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Great Yarmouth

Experience the best of coastal living in this exceptional luxury holiday home, proudly positioned within the highly sought-after Waxham Sands Holiday Park, widely regarded as one of the finest destinations in Norfolk. Recently purchased for £245,000 just three months ago, this immaculate property is now offered at a significant discount — presenting not only a lifestyle opportunity but also the potential for lucrative rental income.

- Luxury holiday home proudly positioned on Waxham Sands Holiday Park, known to be one of the best sites in Norfolk!
- Purchased new for £245,000 only three months ago – now available at a substantial discount
- Potential to make a substantial rental income
- Insulated to house standards
- Open-plan kitchen/dining/living room finished to an immaculate standard, showcasing premium fixtures and fittings
- Three bedrooms, one double with a private en-suite and two singles complemented by a family bathroom
- Wrap-around decked terrace suitable for your seating arrangements, offering an unobstructed view of the dunes across the National Trust
- Moments away from the coastline, with scenic beach walks and beautiful sunrises



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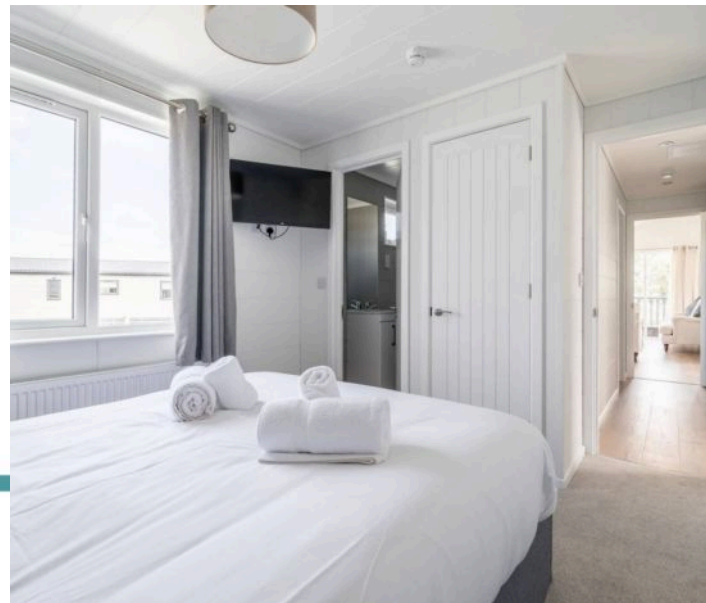
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Location

Horsey is a picturesque village situated on the eastern edge of Norfolk, within the Broads National Park and just a short distance from the North Sea coast. Though small and largely rural, the village is known for its striking landscape of open marshes, waterways, and the historic Horsey Windpump—a landmark managed by the National Trust. Local amenities within Horsey itself are limited, with only a handful of small seasonal cafés and independent shops, but the nearby villages of Sea Palling, Martham, and Winterton-on-Sea provide everyday essentials, including local convenience stores and pubs. For education, families typically look to primary schools in Martham or Winterton, with secondary education available in towns like Great Yarmouth or Stalham. Healthcare services are not directly available within the village; residents travel to GP surgeries and pharmacies in Martham or further afield to Great Yarmouth, which also houses the nearest hospital. Transport links are modest, with no railway station in the village; the nearest is in Great Yarmouth, about 11 miles away. Bus services are infrequent, so most residents rely on private vehicles for commuting and access to services.



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Waxham Sands Holiday Park

Waxham Sands Holiday Park is coastal retreat located on the Norfolk coast, just a stone's throw from the unspoiled dunes and sandy shores of Waxham Beach. Surrounded by countryside and a short walk from Horsey Gap—famous for its wild grey seal colony—this family-friendly park offers a relaxed, back-to-nature experience ideal for both short breaks and longer stays.

On-site, families can enjoy a children's play area, sports field, and pop-up food vendors in peak seasons. The atmosphere is laid-back and community-oriented, with firepits, picnic spots, and dog-friendly amenities like washing stations and walking paths. Basic conveniences are available through a small shop and clean, functional washroom facilities.

Holiday Home

Step inside to discover a beautifully open-plan kitchen, dining, and living area, bathed in natural light and thoughtfully designed with premium fixtures and fittings throughout. From the sleek countertops and integrated appliances to the sophisticated furnishings and soft palette, every detail reflects quality and style.

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The accommodation comprises three well-appointed bedrooms, including a luxurious double with a private en-suite, and two singles for children or guests, served by a stylish family bathroom. Whether you're hosting friends, spending time with family, or looking to rent to holidaymakers, the space is as practical as it is inviting.

Outside, a wrap-around decked terrace extends your living space into the open air — the perfect setting for morning coffees, alfresco dining, or sunset drinks. Here, uninterrupted views stretch across the protected National Trust dunes, offering a peaceful, unspoiled backdrop that changes beautifully with the light.

Just moments from the golden coastline, enjoy direct access to miles of scenic beach walks, dunes, and the breath-taking sunrises over the sea.

This is more than just a holiday home — it's a statement of leisure, luxury, and lifestyle.

Agents note

We understand that this property is leasehold, with 40 years left on the lease

No site fees until 2027



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Dreaming of this home? Let's make it a reality



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

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