



THE STORY OF

Spindrift

Old Hunstanton, Norfolk

SOWERBYS



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Spindrift

9 Smugglers Close, Old Hunstanton,
Norfolk, PE36 6JU

Detached Family Home

Coastal Location

Sumptuous Principal Suite with Balcony

Five Further Bedrooms and Five Bathrooms

Large Kitchen/Family Room

Separate Sitting Room

Beautifully Finished

Outdoor Kitchen and Games Room

Good Size Garden

Successful Holiday Let

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“The kitchen and family room is the perfect place to entertain...”

Who wouldn't want to own a little piece of coastal luxury? Only minutes from the beach, Smugglers Close is perfectly placed to offer a coastal lifestyle, with all the benefits of living in a small, village community. Just a short walk from the village shop and a choice of pubs and restaurants, Spindrift makes the ideal family home or weekend retreat.

Impeccably presented throughout, the property is clearly influenced by its seaside location, whilst offering chic, calming interiors in which to escape the outside world. The attention to detail

strikes you immediately, with features including a contemporary glass and oak staircase, and a stylish, high specification kitchen with complementary lighting and integrated appliances. The well-equipped kitchen is open to the family room which stretches across the rear of the property. With roof lanterns and bi-folding doors, you can feel at one with the outdoors, while enjoying family gatherings or meals with friends. A generous utility room keeps the day-to-day running of the house hidden away, and a ground floor shower room is perfect for washing down muddy dogs and sandy toes.





With family and guests alike gravitating towards the kitchen/family room, the sitting room is a quiet space to relax. Dual aspect, it's bright and spacious, and yet is a wonderful cosy spot to hunker down in the evening with the wood-burner lit.

Two ground floor en-suite bedrooms provide comfortably for guests or allow for multi-generational living.

Upstairs, the generous proportions of the principal bedroom are emphasised by its vaulted ceiling, Velux roof window and balcony, creating a bright and calming space in which to recharge and refresh. A separate dressing area, stylish shower room, and freestanding bathtub make this an impressive suite.

Three further light-filled bedrooms, as well as an en-suite and bathroom, allow plenty of options for family and guests, and there's generous built in storage too.





Individually designed, a contemporary façade sets Spindrift apart, and despite it having been extended, there's ample parking space to the front.

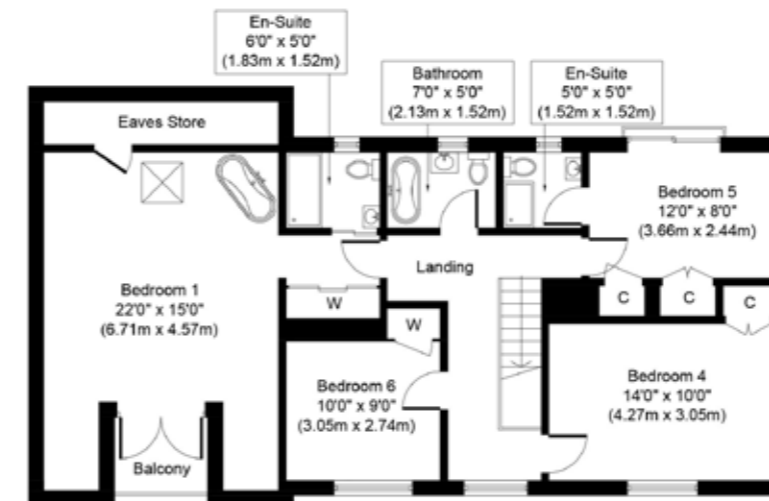
The rear garden has been designed to make the most of its south-westerly aspect. The terrace is a sheltered, sunny spot, although the outdoor kitchen means the garden can be enjoyed whatever the weather. With the bi-folding doors to the family room opened, this is a delightful setting for entertaining. The games room is a fantastic addition, but would also lend itself as a superb studio or hobby room.

Whether you're looking to immerse yourself in a coastal lifestyle, enjoy a weekend retreat, or find a quiet spot to retire to, Spindrift is a versatile home, waiting to begin its next chapter.

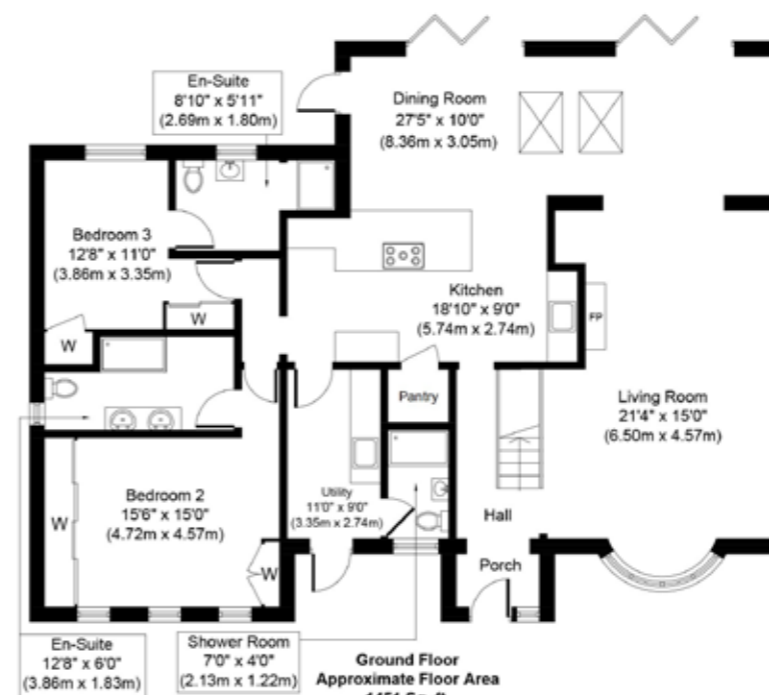




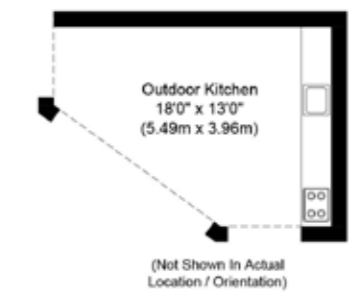
“...so close to the beach, Spindrift has been a wonderful holiday home..”



First Floor
Approximate Floor Area
(Excluding Eaves Store)
975 Sq. ft.
(90.6 Sq. m.)



Ground Floor
Approximate Floor Area
1451 Sq. ft.
(134.8 Sq. m.)



Outdoor Kitchen
18'0" x 13'0"
(5.49m x 3.96m)

(Not Shown in Actual
Location / Orientation)



Games Room
15'0" x 12'0"
(4.57m x 3.66m)

Outbuilding
Approximate Floor Area
179 Sq. ft.
(16.6 Sq. m.)

(Not Shown in Actual
Location / Orientation)

SOWERBYS — a new home is just the beginning

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.

ALL THE REASONS

Old Hunstanton

IN NORFOLK
IS THE PLACE TO CALL HOME



It's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Home to

some of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes.

Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia.

Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home.

Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster.

After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing.

Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.



Note from Sowerbys



Old Hunstanton Beach

“From the dunes you can watch beautiful sunsets over The Wash.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 3317-5026-6000-0941-9202

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

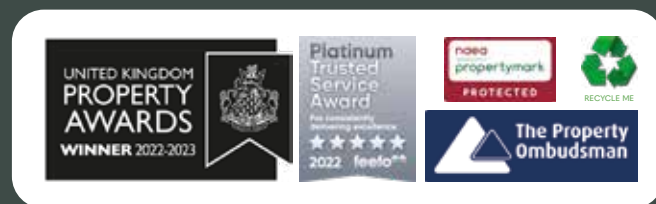
Freehold.

LOCATION

What3words: ///scorched.tailing.drape

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SOWERBYS



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