

An aerial photograph of a large, traditional-style house with a tiled roof and a courtyard. The house is surrounded by lush greenery, including large evergreen trees and a well-manicured lawn. In the background, there are rolling green fields and a line of trees under a clear sky. A large, stylized letter 'S' is overlaid on the top center of the image.

S

THE STORY OF

Rossmore

Holme-next-the-Sea, Norfolk

SOWERBYS

S

THE STORY OF

Rossmore

22 Eastgate Street, Holme-next-the-Sea,
PE36 6LL

Four Bedroom Detached Bungalow

En-Suite and Family Bathroom

Large Reception Space

0.5 Acre Plot (STMS)

Garage and Driveway

Field Views Beyond

Tucked Away on the Edge of the Village

Successful Holiday Let

No Onward Chain

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“We’ve loved the wealth of natural beauty,
the peace and tranquillity...”

Nestled away down a private driveway on the edge of the beautiful village of Holme-next-the-Sea is Rossmore, an individual detached bungalow set within 0.5 of an acre plot (STMS).

Approaching the property from the private driveway, it is apparent that Rossmore is a grand and impressive property. Built in the 70s as a one-off build, there are features not found in properties today, such as a large sunken sitting room area, parquet flooring in the reception areas, and a feature outside brickwork chimney.

Once inside the sense of space is immediately apparent. The large open-plan dining room and sitting area are great for socialising, and there is no

surprise that this property is a successful holiday let to large families and groups of friends.

The large sitting room is flooded with natural light through the triple aspect windows, and there is a cosy wood-burner on a brick surround feature fireplace. The kitchen is spacious and well-equipped, overlooking the grassy garden, which has fields beyond. A handy utility space leads into an impressive integral garage, which is currently used as a games room.

The opposite side of the bungalow houses the four double bedrooms and a family bathroom. The principal bedroom is extremely spacious, with built-in wardrobes and an en-suite.

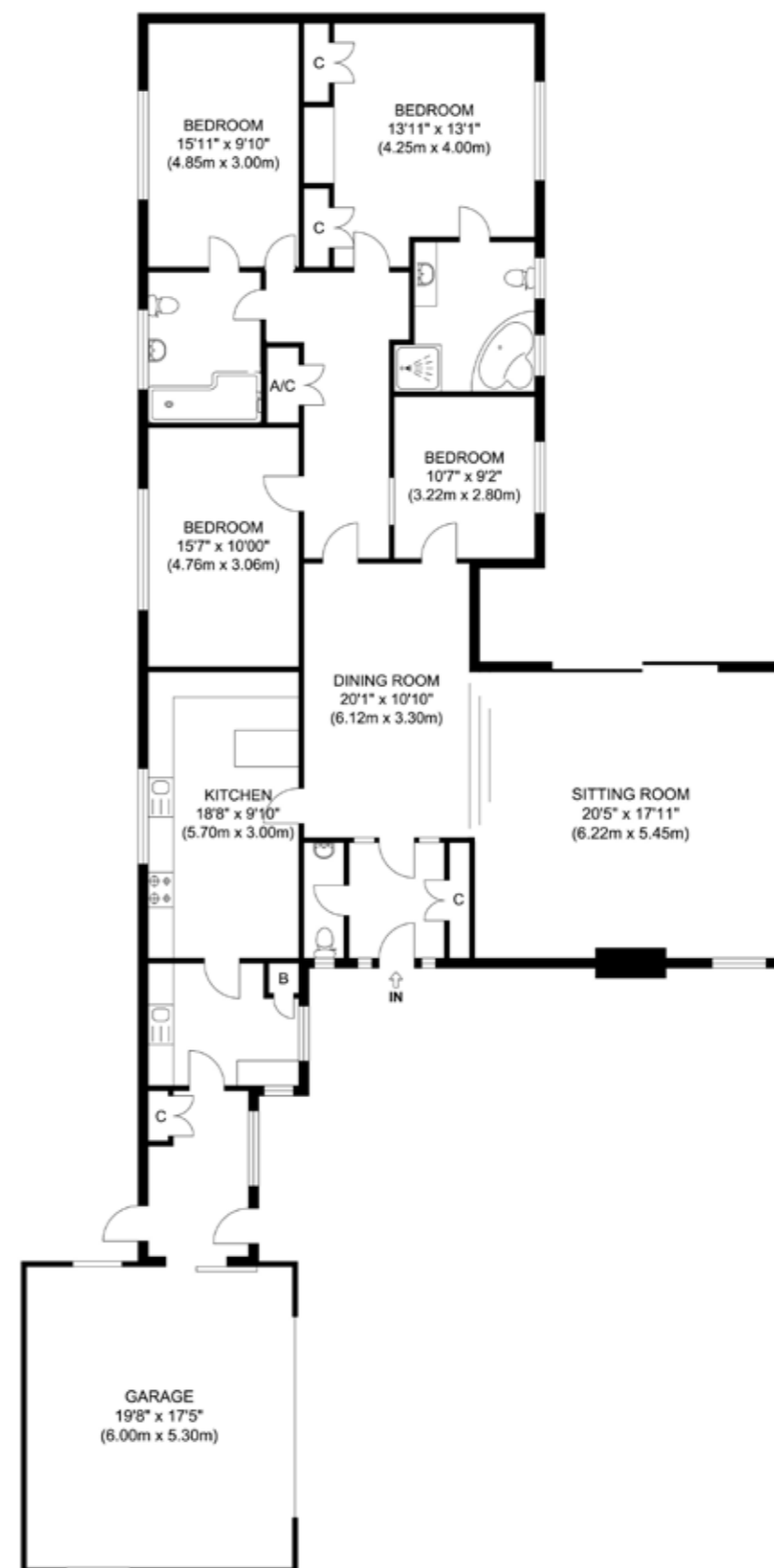




‘Rossmore’ is set back within the plot, but still maintains a large rear garden which has beautiful field views beyond. The front is spacious with many mature plants, shrubs and flowers and would be a paradise for keen gardeners. There is a decking area overlooking the delightful gardens, which is a favourite spot for our sellers to enjoy the variety of wildlife and birds, some only found locally. The garden area totals approximately 0.5 acres (STMS) and could even make for a potential building plot, subject to the necessary consents.

“We sit on the deck, overlooking the delightful gardens, enjoying the variety of wildlife and birds.”

Rossmore offers the opportunity for someone to enjoy the wealth of natural beauty that the north Norfolk Coast has to offer. With the sandy dunes on the doorstep as well as the local pub and nature reserve, the new owners will be spoilt for choice.



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.

Copyright V360 Ltd 2022 | www.houseviz.com

ALL THE REASONS

Holme-next-the-Sea

IN NORFOLK
IS THE PLACE TO CALL HOME



A very sought after coastal village, Holme-next-the-Sea has a huge expanse of beach and marshes.

townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

This area makes this quiet village perfect for bird-watching. It also has a very good pub, The White Horse. An ancient ring of timbers discovered on Holme beach after a very low tide is believed to be a ritual burial site dating from Druid times. The Seahenge, as it is known, has been removed for conservation and is exhibited at Lynn Museum in King's Lynn.

The village is between Old Hunstanton and Thornham on the north Norfolk coast and is a short drive to the amenities in Hunstanton.

Hunstanton was established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Enjoy an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch and putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.



Note from the Vendor



Holme-next-the-Sea

“Holme beach offers gorgeous unspoilt views and a wide sandy beach which is never crowded - all just a 20 minute walk away from Rossmore.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Heating via oil fired central heating. Drainage to septic tank.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 9657-0000-6203-3507-0210

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: ///heckler.inspected.houseboat

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL