



THE STORY OF

9 Barnwell Cottages

Holme-next-the-Sea, Norfolk

SOWERBYS

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9 Barnwell Cottages

Aslack Way Holme-next-the-Sea, Norfolk
PE36 6LP



- No Onwards Chain
- Successful Holiday Let
- Charming Character Cottage
- Kitchen/Dining Room
- Two Double Bedrooms
- Two Shower Rooms
- Close to Beach
- Off-Street Parking
- Ideal Lock-Up and Leave



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“Enjoy the beauty of Norfolk from this lovely two bedroom cottage.”

Nestled on the stunning Norfolk coast, 9 Barnwell Cottages serves as the perfect retreat for those seeking an idyllic getaway.

Well-situated to explore the wonders of the surrounding area, including Holme Dunes and Titchwell Nature Reserve at your doorstep, along with the charming locations of Hunstanton, Burnham Market, and Brancaster just a stone's throw away, this village location is the ideal launching pad for discovering the beauty of Norfolk's coastline. Revel in the abundance of beaches, indulge in birdwatching, or embrace the opportunities for walking and cycling.

The joy of this property's location has helped it become a successful holiday let for our clients, as well as their own home-from-home.

Constructed with local brick and chalk, a prevalent material in the region, this enchanting cottage boasts a two-story extension.

Step inside to discover surprisingly spacious interiors, featuring a welcoming lounge leading to a kitchen/dining room. A convenient utility room and a downstairs shower room make returning from the sandy beaches a breeze.





Ascending to the first floor, two generously sized bedrooms await, accompanied by a spacious landing area perfect for creating a reading nook or a home office desk. The upper level is completed with a family shower room.

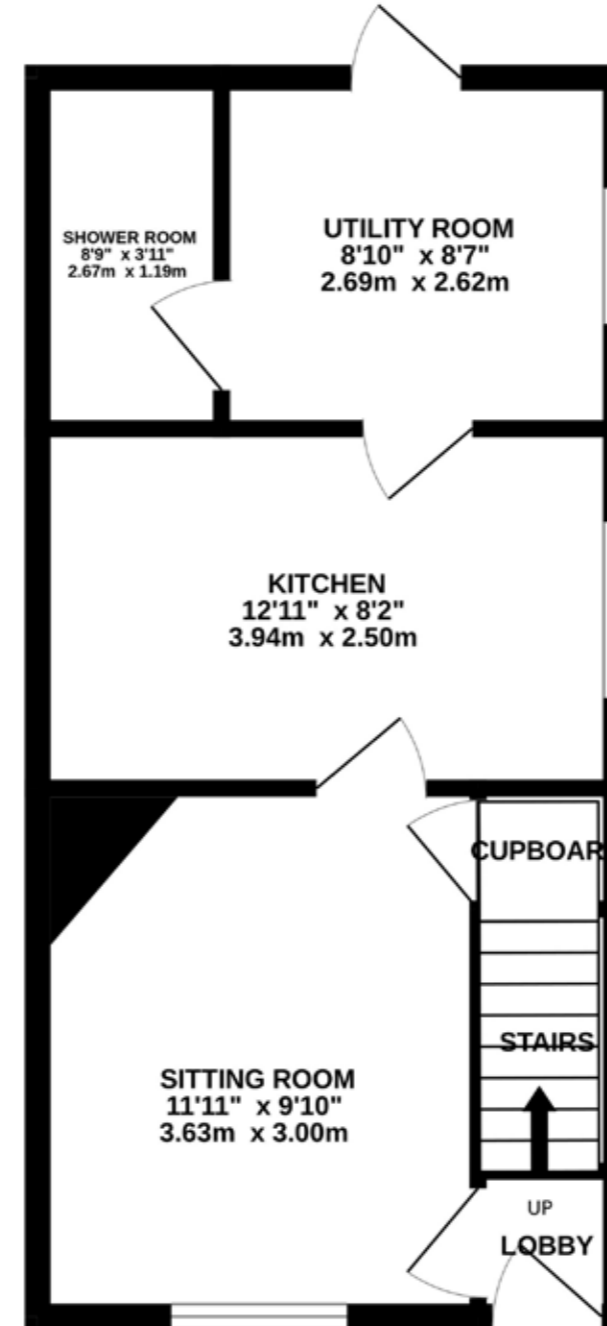
Outside, a rear garden beckons for summer evening barbecues, complemented by a shed ideal for storing bikes or beach essentials. Off-street parking in the front, with the potential for additional parking in the side garden, adds to the appeal. Owners on Aslack Way also benefit from access to a shared parking area adjacent to the property.

With no onwards chain, 9 Barnwell Cottages awaits a new owner to savour the charms of Holme-next-the-Sea and the enchanting coast, to create a place to unwind over leisurely weekends, or share this joy with others as a holiday let.

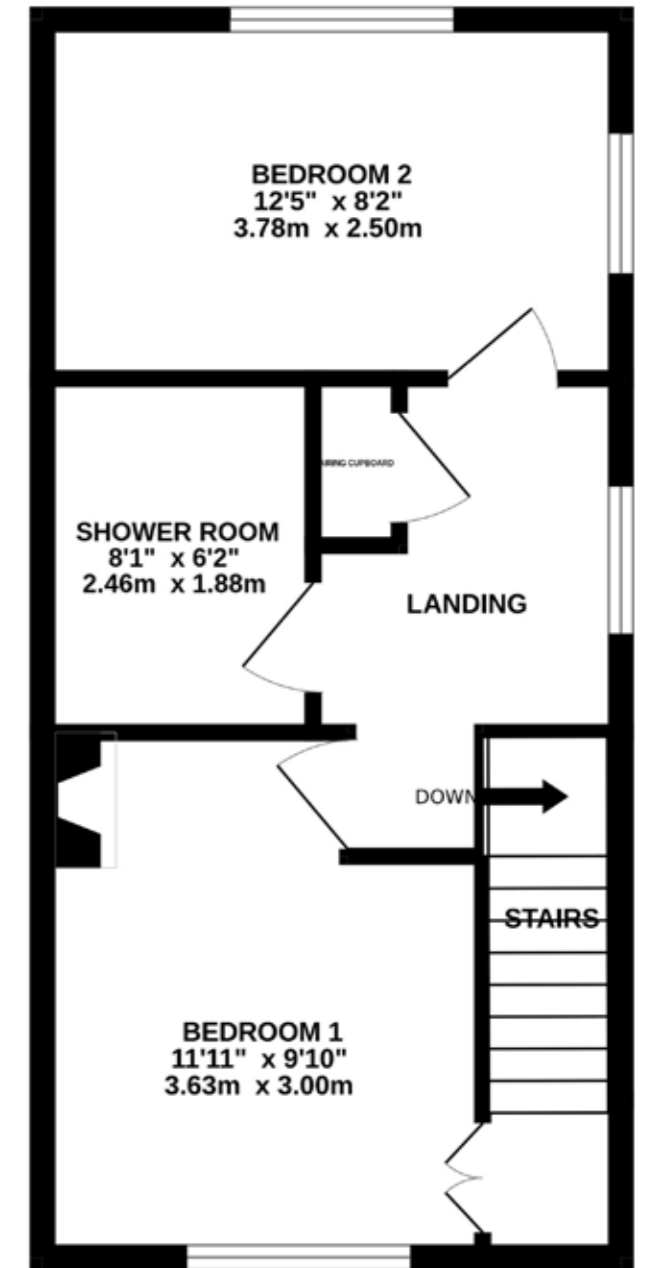




GROUND FLOOR



1ST FLOOR



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

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.

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.

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



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 8170-6121-4240-4524-3292

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: ///dusters.castle.comically

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SOWERBYS



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