



33

THE STORY OF

33 Northgate

Hunstanton, Norfolk

SOWERBYS



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33 Northgate

Hunstanton, Norfolk
PE36 6AP

Beautifully Presented Family Home
Perfectly Positioned for Town Centre and Beach

Off-Street Parking

Enclosed Rear Garden

Four Bedrooms all with En-Suites

Principal Suite with Rooftop Veranda

Successful and Award Winning B&B

Character Features

Possibility to Build on the Garden Plot,
Subject to Relevant Planning

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“The level of care, attention to detail and creative interior design sets the property apart...”

Number 33 Northgate stands proudly in the Victorian town of Hunstanton, and it has every reason to do so.

Whilst it's beautifully positioned in The Avenues area and has an impressive double-fronted facade, this property's interior has been meticulously thought

through, when it comes to both layout and the sumptuous elegance of its decor.

The level of care, attention to detail and creative interior design sets 33 Northgate apart from others, and today this high-level of luxury is unwavering and a credit to the hard work of its owners.





As you enter Number 33, with its delightful bay windows either side to both floors, you are able to easily see how well-maintained and beautifully dressed this property is.

From the central hallway, to one side is a lounge/dining room, with an encapsulating central fireplace which would make even the coldest of days by the coast feel warm and cosy.

Venture to the room on the other side of the hall and you find a grand bedroom, with an en-suite. With aforementioned bay windows, the room has a level of charm which is only enhanced by a feature fireplace and original tiles.

Towards the back of the property is a small kitchen area and beyond this, a further room currently used as a second ground floor bedroom would make a superb kitchen/breakfast room, with french doors opening out to the garden.



CGI illustrating potential kitchen



“Sitting in the lounge, with its central fireplace, can make you feel cosy on a cold winter’s day.”



Upstairs the attention to detail continues in the same immaculate manner.

Three double bedroom suites all offer an alluring combination of space, comfort and character features, yet all slightly different offering a wonderful variety.

Whilst both front rooms enjoy further bay windows, it's the bedroom at the rear which, perhaps, is the stand out room. With the space to accommodate a four-poster bed, its patio doors out to a veranda area over-looking neighbouring Victorian rooftops makes for a perfect spot to take in the sea air with a fresh coffee and delightful pastry.

To the outside of the property, there is a gravelled off-road parking area for yourself and visitors - an added bonus in Sunny Hunny's busier months.

An enclosed garden offers a great space to spend time with friends and family. With its boarding of hedges, and lawned grass, it's a lovely spot to take a drink or a good book and enjoy this stylish sanctuary. The space here could also be ideal should you wish to create further accommodation, with the possibility of making this into a building plot - subject to relevant planning.

33 Northgate offers a rare opportunity. Not only has it been proven as a highly successful B&B, but with its carrstone exterior and beautiful facade, stands as a prominent and exquisite property within a coveted area of the town.

Whether you are looking for a business venture on the Norfolk coast, or a stunning home only minutes from the sea-front, then there might be no need to consider anything further than the impressive 33 Northgate.





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

Hunstanton

IS THE PLACE TO CALL HOME



Who wouldn't want a place by the sea? Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

Established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed 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. Wile away 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 & putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach

or one of the Victorian squares to watch the daylight slowly fade.

Impressive Victorian and Edwardian properties line the squares and surrounding streets, which have been added to over the years with more contemporary homes, apartments and supported accommodation for later life living. With a primary and secondary school, Smithdon High, which is a Grade II listed building, plus a co-educational prep school, Glebe House School, there is an excellent choice of education within the town. Other amenities include a GP surgery and Post Office, plus a leisure pool and gym at The Oasis, which overlooks the sea – grab an early morning workout and watch the skyline come to life.

Two of the supermarket stalwarts, Tesco and Sainsbury are in town, with a Lidl just five minutes away on the A149 at Heacham, but a fantastic local greengrocer and award winning deli are the place to stock up on brilliant ingredients and tasty treats from artisan makers. Naturally as a holiday destination, there are plenty of places to start the day with a full English, treat yourself to a traditional afternoon tea at Berni Beans, or unwind at wine bar Chives.

With a renewed sense of vigour in recent years, Hunstanton is a place that attracts young families, professionals and entrepreneurs alike, along with those looking to enjoy their golden years and life at a slower pace. Find out why this is the perfect spot to discover your coastal bolthole.

Note from Sowerbys



"It's evident in every room how well-maintained and beautifully dressed this property is."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 9302-4607-5092-0606-2690

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

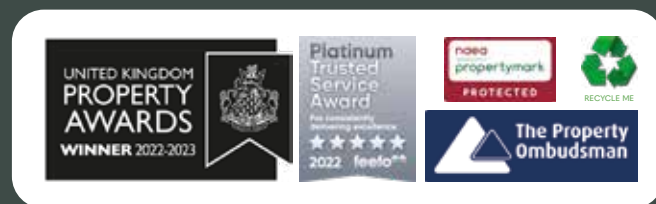
What3words: ///surviving.scouting.skyrocket

AGENT'S NOTE

A virtually staged image has been included to demonstrate the potential to create a larger kitchen/breakfast room.

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.

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