



33

THE STORY OF

33 Northgate

Hunstanton, Norfolk

SOWERBYS



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Hunstanton, Norfolk
PE36 6AP

Highly Successful B&B

Beautifully Decorated and Furnished

Perfectly Positioned for Town Centre and Beach

Off-Street Parking

Enclosed Rear Garden

Five Bedrooms all with En-Suites

Principal Suite with Rooftop Veranda

2016 Winner of an Episode of the
Channel 4, 'Four in a Bed' Television Show

Character Features

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

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“When talking about the quality of a property, being an acclaimed B&B winner on the small screen speaks for itself.”

Number 33 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, has an impressive double-fronted facade, this property has also been a star of the small screen.

Back in 2016, Number 33 bested three other B&Bs to be crowned the winner of a season 10 episode of the popular Channel 4 show, Four in a Bed.

Fellow contestants on this show meticulously check the quality of the places they're invited to stay at, but were unanimous in compliments for this boutique property.

The level of care, attention to detail and creative interior design helped set Number 33 apart from its competitors, 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 kitchen area which is used to prepare breakfast for guests, whilst another downstairs bedroom sits further on from this.

Accessed via a separate exterior door, the room has its own private outside seating area which is the perfect spot for guests to unwind. Inside the room, a free-standing bath makes for an impressive feature, whilst separate en-suite facilities cater to your guest's needs.



“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 to offer variety to guests.

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 guests - an added bonus in Sunny Hunny's busier months.

An enclosed garden offers a great space for guests to share. 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.

Number 33 offers a rare opportunity. Not only does it operate as a popular and award-winning 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 Number 33.





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.

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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

To be confirmed.

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

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