



THE
RICHMOND

THE STORY OF

Richmond House

Hunstanton, Norfolk

SOWERBYS



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THE STORY OF

Richmond House

6 Westgate, Hunstanton,
PE36 5AL



Large Bed and Breakfast

13 Letting Rooms

B&B and Self-Catering Rooms

Lounge with Bar

Large Dining Room

Ready to Run

Owner Parking

Inner Courtyard

Lovingly Cared For

Has Current Planning Permission
to Convert to Apartments



SOWERBYS HUNSTANTON OFFICE

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“Spacious and welcoming, Richmond House has been a great business but also a lovely home...”

Experience the ultimate coastal lifestyle with a charming bed and breakfast just steps from the sandy beaches and lively town centre. This welcoming retreat, meticulously cared for by its current owners, offers a perfect opportunity to make your dream of seaside living come true.

Richmond House’s impressive double-fronted facade hints at the warmth and hospitality within. Step inside to find a gracious entrance hall, ideal for

welcoming guests. The spacious formal dining room accommodates large gatherings, whilst a separate lounge/bar area provides a cosy spot for relaxation or private events.

The well-equipped kitchen can serve over 40 guests or cater private functions, with a separate preparation and laundry area for efficiency. Spread across three floors, 13 letting rooms offer a mix of bed and breakfast and self-contained apartments, ensuring versatility for guests.







In the inner courtyard, guests can enjoy the sea breeze and occasional barbecues, while a carport at the rear provides convenient parking for owners. With its prime location and welcoming atmosphere, this seaside bed and breakfast promises an idyllic lifestyle opportunity for those seeking coastal charm and hospitality.



“...running the business has given us a great work-life balance.”





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



Hunstanton beach

"...walks on the beach are a wonderful way to enjoy the coast."

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SERVICES CONNECTED

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

COUNCIL TAX

The property is registered for business rates, however two self contained flats are liable for council tax and are both rated as band A.

ENERGY EFFICIENCY RATING

C. Ref:- 1941-2028-0673-6729-4353

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: ///uncle.loaf.movie

AGENT'S NOTE

Planning permission is in place to convert the property into apartments.

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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