



THE STORY OF  
**Home Cottage**  
*Old Hunstanton Norfolk*

**SOWERBYS**

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THE STORY OF

# Home Cottage

2 Waterworks Road, Old Hunstanton  
Norfolk, PE36 6JE

Charming Character Cottage

Large Kitchen Dining Room

Three/Four Bedrooms

Bathroom and En-Suite

Potential to Improve

Walking Distance to Beach and Golf Course

No Onward Chain

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“Bursting with character and opportunity.”

A charming character cottage constructed from local brick and carrstone, this delightful three/four-bedroom property is just a short stroll from the sandy dune beach of Old Hunstanton. Its versatile layout includes both upstairs and downstairs bedrooms, offering flexibility to suit various lifestyles and needs.

The spacious ground floor features a lounge that seamlessly flows into a kitchen dining area, providing a perfect space for entertaining and family

gatherings, which also overlooks the rear garden. One of the downstairs bedrooms boasts an en-suite shower room and patio doors that open directly onto the garden, creating a private retreat. Another downstairs room can serve as a bedroom, office, or snug, adding to the property's versatility.

Upstairs, there are two further bedrooms, with the front bedroom featuring a character fireplace and enjoys lovely field views. The large bathroom on this level is well-appointed and provides ample space.

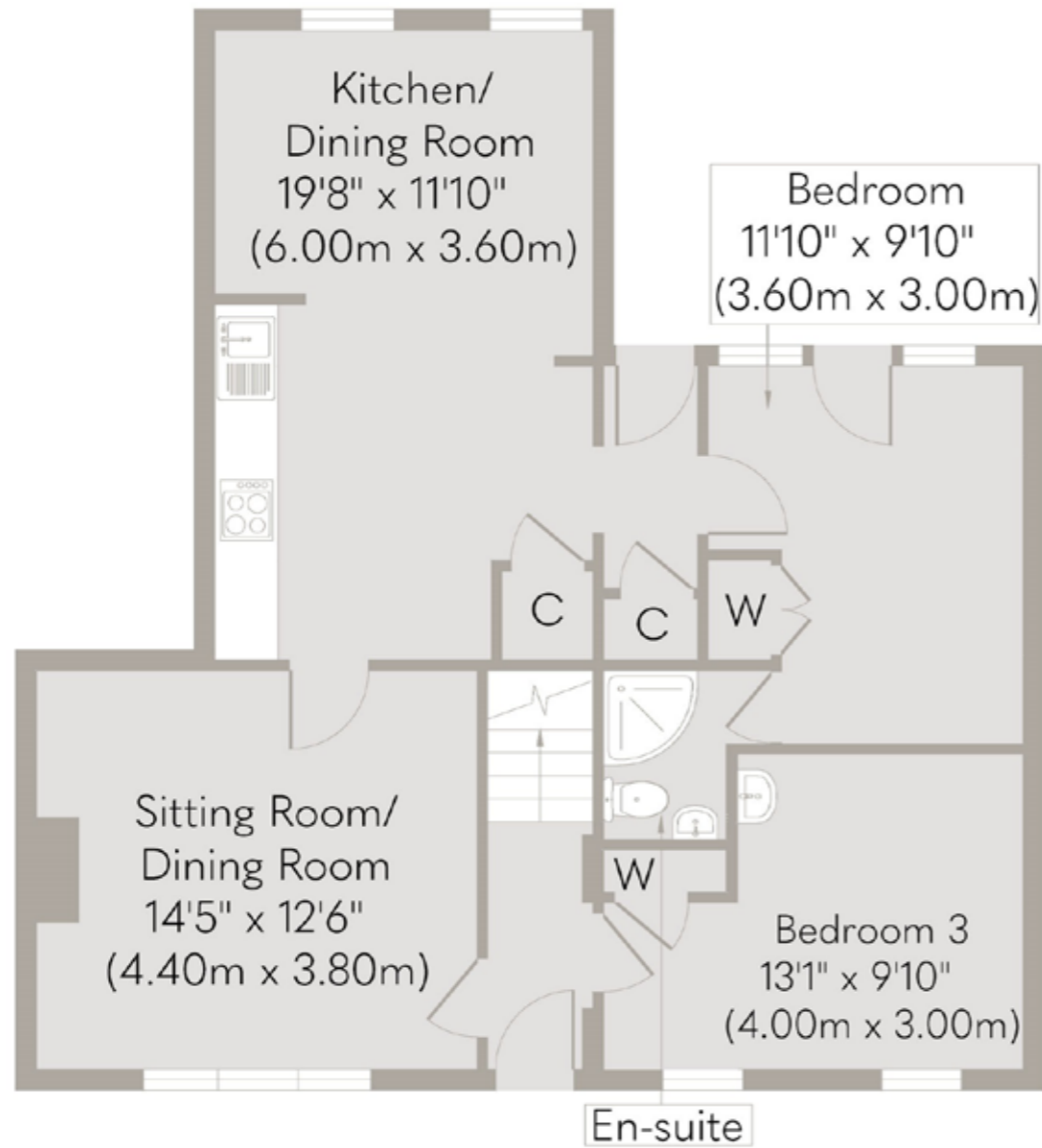


The property benefits from private gardens, primarily laid to lawn and enclosed with hedging for privacy. These outdoor spaces are ideal for enjoying the fresh air, gardening, or simply relaxing. Additional features include a handy brick store, an outside toilet, and a convenient path leading directly to the golf club and beach, perfect for leisurely strolls.

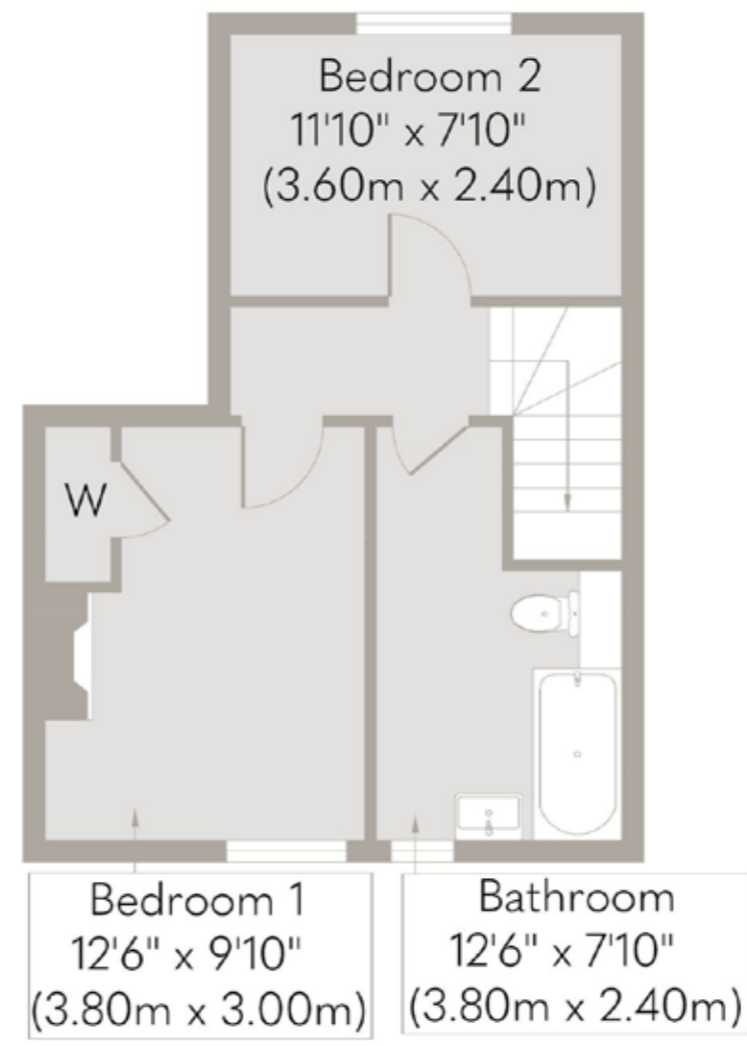
A planning application has been made to create a layby at the front of the property, offering the potential for an off-street parking space. This charming cottage provides a wonderful blend of character, functionality, and proximity to the beautiful coastline, with potential to put your own stamp on, making it an ideal home for those seeking a tranquil yet connected lifestyle.

“An effortless stroll to enjoy the surrounding coastal scenery.”





Ground Floor  
Approximate Floor Area  
749 sq. ft  
(69.56 sq. m)



First Floor  
Approximate Floor Area  
356 sq. ft  
(33.10 sq. m)



Outbuilding

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

# Old Hunstanton

IN NORFOLK  
IS THE PLACE TO CALL HOME



It's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Home to

some of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes.

Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia.

Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home.

Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster.

After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing.

Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.



Note from Sowerbys



Old Hunstanton Beach.

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

D. Ref:- 9900-1125-0322-2021-1393

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: ///newer.views.gobblers

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# SOWERBYS



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