



THE STORY OF

# 14 Hamilton Road

*Old Hunstanton, Norfolk*

SOWERBYS



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# 14 Hamilton Road

Old Hunstanton, Norfolk  
PE36 6JA

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Spacious Detached Property

Sitting Room

Formal Dining Room

Kitchen/Dining Room

Utility Room

Four Bedrooms

Family Bathroom

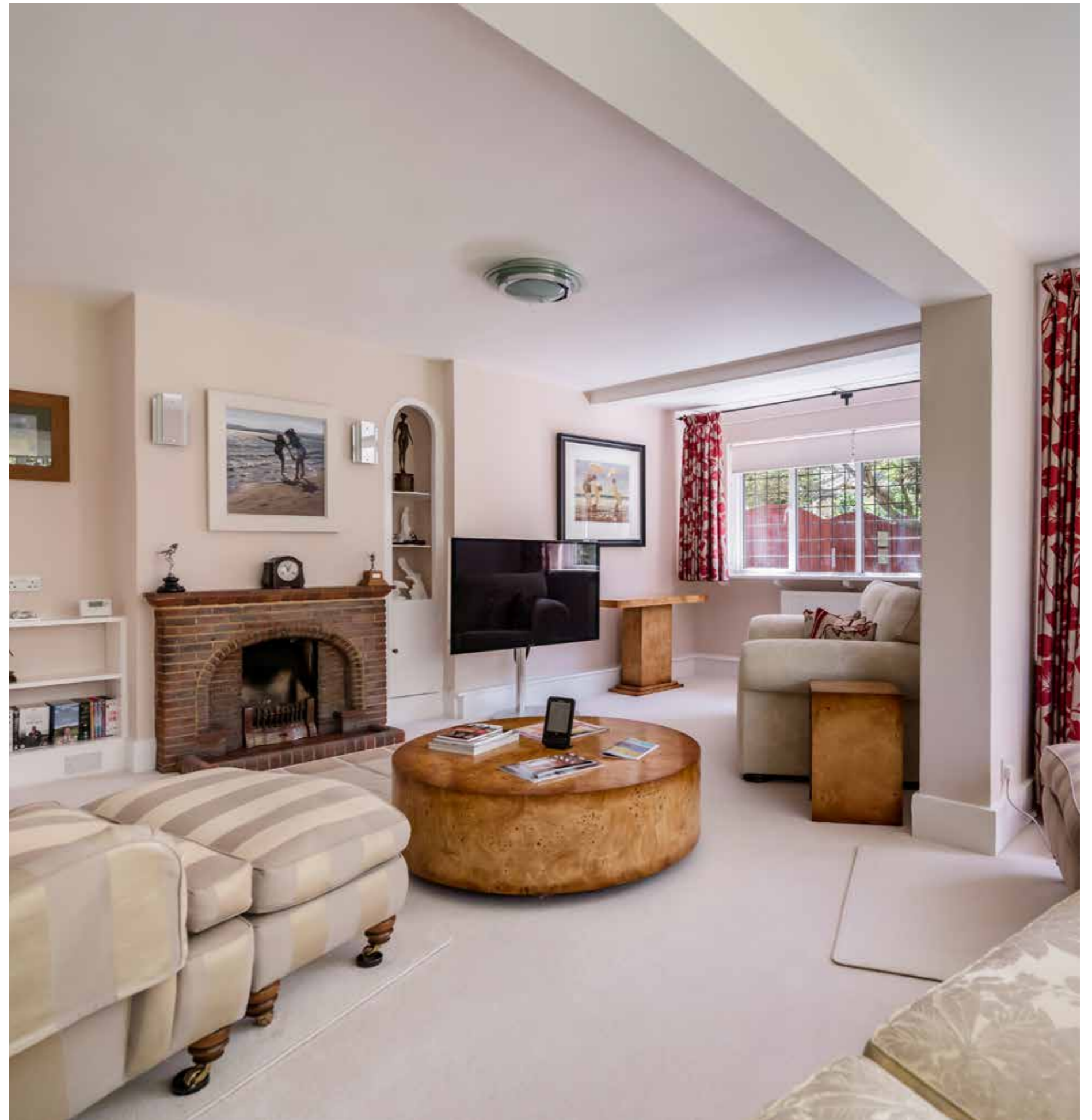
Two En-Suites

Attractive Mature Gardens

Excellent Sought After Location

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**SOWERBYS HUNSTANTON OFFICE**  
01485 533666  
hunstanton@sowerbys.com





Nestled on one of the most coveted roads in Old Hunstanton, this deceptively spacious four-bedroom home effortlessly blends modern comforts with timeless charm. Just a few minutes' walk from the golden sands of Old Hunstanton beach and the renowned championship golf course, this property offers an idyllic coastal lifestyle.

As you step inside, you'll be greeted by a generous ground floor that invites you to unwind and entertain. The heart of the home is the modern kitchen diner, featuring a classic Aga that brings warmth and character. This space is perfect for family gatherings and socialising with friends, with doors that open directly onto the serene garden. Adjacent to the kitchen is a convenient private utility room.

The formal sitting and dining rooms exude elegance, providing ample space for sophisticated entertaining or cosy family evenings. Additionally, a sunroom or office space offers the ideal environment for those working from home, ensuring both comfort and productivity.



The generous ground floor invites you to unwind and entertain.





Ascending to the first floor, you will find four well-appointed bedrooms. Both the principal bedroom and the second bedroom boast their own en-suite bathrooms, offering a private retreat within the home. A family bathroom serves the remaining two bedrooms, ensuring convenience and luxury for all residents.

The exterior of the property is equally impressive, featuring an ample driveway and beautifully maintained gardens. This oasis of calm is filled with mature plants, shrubs, and trees, creating a tranquil and picturesque setting. The private garden is perfect for relaxing and entertaining, with a charming summerhouse/art studio/office that dates back to the construction of the main house, adding a touch of historical allure, of a property originally owned by Bernard la Strange in 1927.

Living in this delightful home means enjoying the best of both worlds – the charm of Old Hunstanton and the modern amenities that make everyday life a pleasure. Don't miss the opportunity to make this enchanting property your new home.



This property offers the perfect idyllic coastal lifestyle.





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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# Old Hunstanton

A POPULAR DESTINATION COME  
HOLIDAY OR 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



“This deceptively spacious four-bedroom home effortlessly blends modern comfort with timeless charm.”



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref: 0300-2778-6360-2194-5935

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: ///keyboard.massaged.absent

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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 East Anglian  
Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

