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THE STORY OF

The Clock Tower

Old Hunstanton, Norfolk

SOWERBYS



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The Clock Tower

Church Road, Old Hunstanton
Norfolk, PE36 6JS

Grade II Listed Victorian Coach House

Beautiful Original Features

Large Kitchen/Dining Room

Four Reception Rooms

Five Bedrooms

Four Bathrooms

Two Additional Outbuildings

Stunning Gardens and Moat

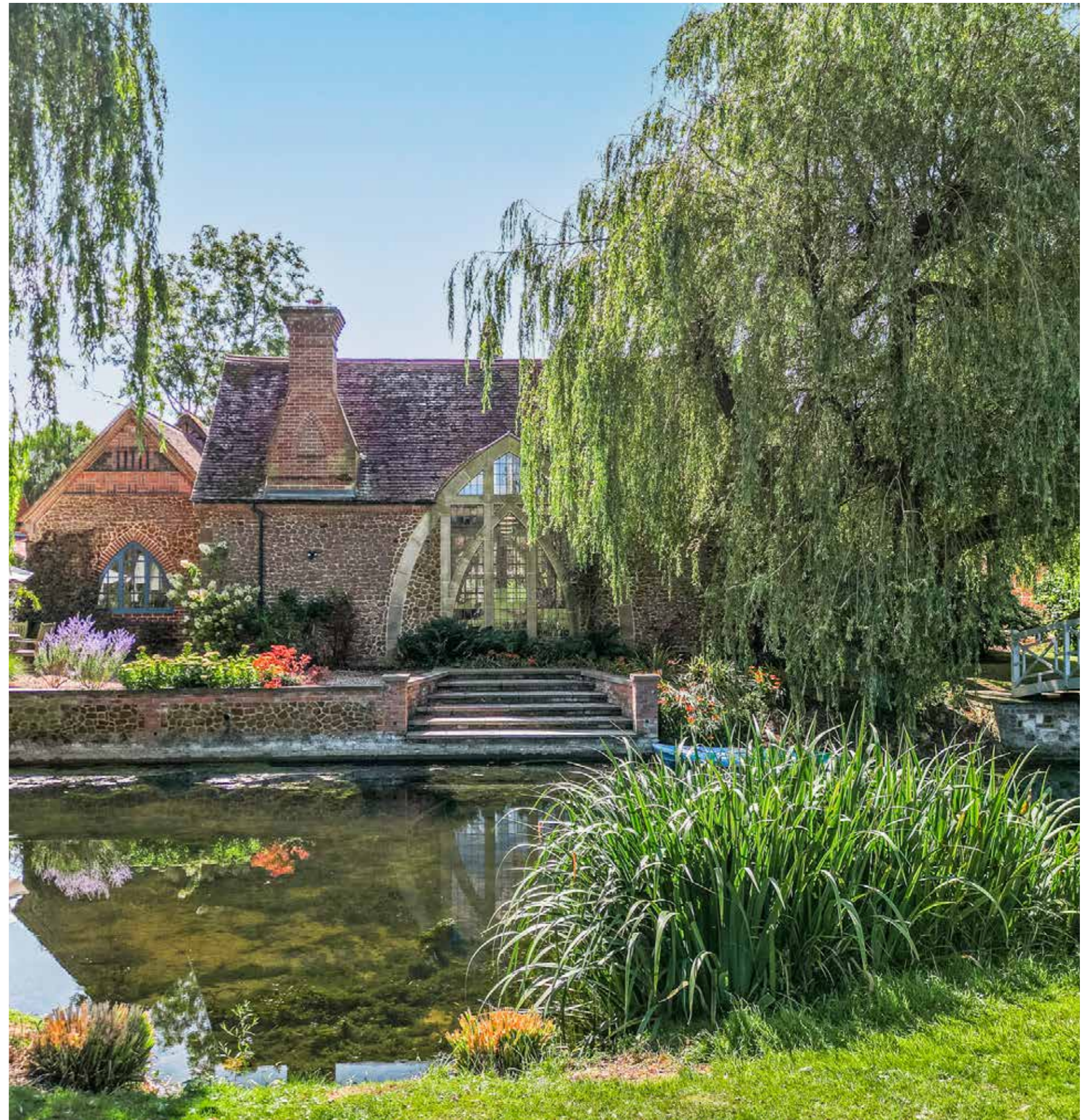
Set in Approximately 2.4 Acres (STMS)

Unique Location

SOWERBYS HUNSTANTON OFFICE

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Located within the historic grounds of Old Hunstanton Hall, this grand Victorian Coach House is a unique living space. The property is steeped in history and was once part of the Le Strange family estate. The approach to the house is through picturesque parkland, crossing a small bridge over a tranquil moat, creating an enchanting sense of arrival.

Upon entering through the wooden gates, the house surrounds a central courtyard adorned with original stone flooring and a charming feature pond. The reception hall welcomes you with pamment flooring and original bookcases designed by Charles Morris, setting the tone for the exquisite craftsmanship throughout the home. A convenient cloakroom for guests is located here.

The sitting room is striking, with a full-height vaulted ceiling and a grand fireplace with a wood-burning stove, creating a cosy ambiance. Adjacent to the sitting room is the library/music room, offering fitted bookshelves and a stable-style door leading directly to the courtyard—a perfect retreat for quiet moments or musical inspiration.

The stunning kitchen/dining room is the heart of the home, featuring a handmade kitchen, a 4-ring gas AGA, and an additional cooker. The walk-in larder offers ample storage, and the large windows provide scenic views over the moat.

The drawing room is a serene space, flooded with light from full-height windows that open onto the courtyard. A beautiful Charles Morris-designed mullioned window looks out over the moat, enhancing the sense of connection with the surroundings. The limestone flooring and two fireplaces with wood-burning stoves add warmth and character. The sweeping staircase leads up to a mezzanine level, complete with a sitting area, doors out to a balcony, and a double bedroom.





A wonderful place to host for the family, and make many memories together.





Upstairs, the principal bedroom sits beneath the clock tower, accessed via its own staircase. It offers a private dressing room, ensuite, and a charming hatch and ladder down to the hallway, providing privacy and tranquillity. Three further bedrooms and two bathrooms are located on the ground floor, providing ample space for family or guests.

The property boasts a well-equipped utility room with everything needed for effortless home management. There are two versatile outbuildings with the potential for additional living space, storage, or home office conversion (STPP).

The expansive gardens feature formal areas ideal for entertaining, as well as more relaxed spaces, including a paddock and orchard, perfect for peaceful walks or family gatherings. The well-maintained private tennis court offers hours of fun and exercise.

For those seeking further accommodation or investment potential, there is the option to purchase a separate two-bedroom cottage. This charming additional property provides flexibility and privacy, perfect for guests, extended family, or rental income.



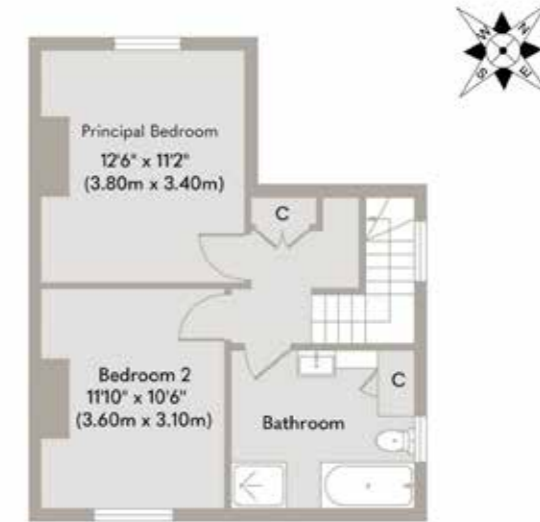


Nothing beats sitting
out by the moat for
breakfast...

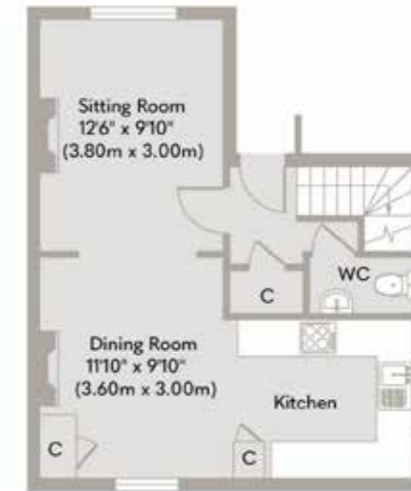




The Cottage



The Cottage First Floor
Approximate Floor Area
421 sq. ft
(39.10 sq. m)



The Cottage Ground Floor
Approximate Floor Area
412 sq. ft
(38.31 sq. m)

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 the Vendor



The Moat.

“We have loved feeling like we are in a world of our own.”



SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///diner.spotty.ruling

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.

SOWERBYS

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for the homeless

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