



S

THE STORY OF

Ashby House

Hunstanton, Norfolk

SOWERBYS

S

THE STORY OF

Ashby House

3 York Avenue, Hunstanton, Norfolk
PE36 6BU

No Onward Chain

Low-Maintenance Garden

Three-Storey Victorian Property

Character Features

Four Bedrooms, Two Bathrooms

Walking Distance to Beach

Close to High Street

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“Enter the welcoming front door and be greeted by a charming stained glass porch.”

After a short leisurely stroll from your morning coffee on the high street, or from a gentle walk along the picturesque cliff tops, you will get to Ashby House, a grand Victorian property located in the historic quarter of Hunstanton.

It is easy to see why these properties are so popular. Bursting with character, charm, high ceilings, spacious rooms, and a great location all come together to make a beautiful home by the sea.

Walking through the welcoming door from the stained glass porch, you are immediately hit by the warmth and

loving feel the property has to offer. The decor has been tastefully chosen, in keeping with the character of the residence and will be arguably one of the finest examples of this home in the area.

Downstairs accommodation consists of a lovely bay window lounge - with a cosy open fire which offers a lovely spot to snuggle up on a winter's evening, a separate snug which could also make for a dining area or home office, and a lovely spacious kitchen with enough room for a large dining table; one can easily imagine a family all sat around discussing the day's events



Upstairs and the first floor accommodation consists of three large double bedrooms and a family bathroom. The principal bedroom feels grand with a large bay window and excellent wardrobe space. The main family bathroom is 14 ft. by 11 ft. making it large enough to fit a central bath and separate shower with ease.

A staircase leads to the second floor where there is a further bedroom and modern shower room. This floor would make for a great child's room, private living area or guest room. A large storage area is located between the top floors which is brilliant for storage, or potential conversion as it already has a window - subject to relevant planning.

Outside there is a low-maintenance patio garden with a summer house which is the ideal spot to relax in with no worries of any upkeep.

Ashby House has currently been used as a much-loved second home and is the perfect coastal property or ideal family residence. With multiple bedrooms and reception rooms this property could easily accommodate multiple generations all using the property together, creating happy memories by the beautiful North Norfolk coast.





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

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



“A home well-located for the best of Hunstanton.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

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: ///amending.tailors.warp

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL