



THE STORY OF

# Warren Farm House

*Old Hunstanton, Norfolk*

SOWERBYS



THE STORY OF

# Warren Farm House

Waterworks Road, Old Hunstanton, Norfolk  
PE36 6JE



Large Detached Home

Fantastic Location

Overlooking Old Hunstanton Golf Course

Three Reception Rooms

Large Conservatory

Family Kitchen and Utility Room

Four Double Bedrooms

Three Bathrooms

Incredible Galleried Landing Seating Area

Private Garden and Barn



**SOWERBYS HUNSTANTON OFFICE**

01485 533666

[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)





“Look out over the nearby landscape dunes and some of the finest links grasses.”

A home standing proudly, Warren Farm House is nestled in a corner plot overlooking glorious views over the rolling fairways of a championship golf course, and incredibly close to the soothing waves of The Wash.

An imposing detached property, the very location of this four-bedroom home means that it takes in its surroundings in an alluring fashion.

The Old Hunstanton Golf Course sits practically at your doorstep, and whether you're an avid player or simply a spectator of this classic game, the lush greens and fantastic fairways leave you in awe.

Take a few short paces over the dunes and experience an incredible vista, one which enlightens and captures the soul. The sights of the seascape before you could easily be taken for granted, being only moments away. However, on those days that you actually see the incredible panorama before you, it's a reminder that a home here offers a coastal lifestyle - one which is a dream to so many.

Warren Farm House feels like a home to fall in love with, one which connects you to some of the most enticing aspects of Norfolk - and that is before you have even stepped through the front door.





As you enter Warren Farm House, you're greeted by a sense of spaciousness from the extensive internal accommodation, which stretches to nearly 3,000 sq. ft.

A balance has really been achieved in the design of this home. The rooms, whilst expansive, offer a warmth which does not always befit properties of this size.

The living room, with an incredible decor, invites you to relax. Adorned with a bay window, the room feels light and spacious and can easily be opened through to the adjoining dining room when a social gathering unfolds. However, shut the double doors to this space and you create a cosy atmosphere which simply beckons you to snuggle down and unwind.

An open plan layout between the kitchen and the dining room offers a seamless connection between the culinary work and the enjoyment which then follows it, especially for those memorable gatherings.

The kitchen is of a good proportion and a bay window invites reams of natural light to grace it. Space for a dining table at one end means that you enjoy breakfast, and a morning coffee, whilst watching those early morning golfers weighing up the quality of their tee shot.

Both the conservatory and snug lend themselves to being further reception rooms with their own appeals. Both look out over the lovely rear garden, and doors from the conservatory mean that you can invite the outside in - perfect to accommodate al-fresco dining.

The downstairs is completed by a utility room and shower room, the latter meaning that you can easily wash up after a brisk walk on the sandy and vast dunes.





As you rise to the first floor, you are immediately struck by the incredible gallery landing, which has been impressively utilised as a sun room. The elegance of this space must surely rival that of any home, especially with its Juliet balcony. The views from here are nothing short of mesmeric; elevated scenes with an abundance of natural light to partner them.

Elsewhere within the first floor, you will find four impressive double bedrooms. A haven of comfort, the well-appointed rooms are spacious and bright, meaning that rising after a good night's slumber is not the chore it so often feels like.

The principal bedroom suite is an expanse which mimics the size of the downstairs reception rooms. With built-in wardrobes and an en-suite bathroom, with separate shower, this room is also connected to a rear balcony which overlooks the garden.

Two further bedrooms also benefit from built-in storage and all three share the use of the modern family shower room.







To the front of the property is a private driveway which offers ample off-road parking and a garage. There is also a barn to the rear which is currently serving as a storage area but brims with potential. The use of this could create further accommodation, or whatever one's creative pursuits desire, subject only to the relevant planning required.

A south-facing rear garden offers a private and lovely retreat. A patio area beckons for afternoon drinks, whilst the lawn and planting offers shady retreats - perfect spots to lay down a blanket and enjoy the sea air and a good book.

Warren Farm House stands today as a testament to its design. A property which embodies the essence of coastal living, it has been set up to enjoy the very best of its location and make it a new custodian's dream home...

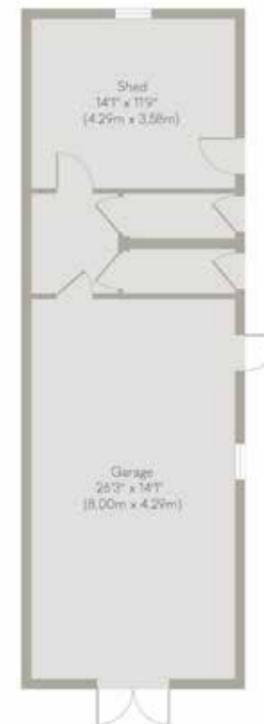




“You’ve a private coastal sanctum with the lovely garden at Warren Farm House.”



First Floor  
Approximate Floor Area  
1342 sq. ft.  
(124.64 sq. m)



Outbuilding  
Approximate Floor Area  
642 sq. ft.  
(59.64 sq. m)



Ground Floor  
Approximate Floor Area  
1620 sq. ft.  
(150.49 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.

## ALL THE REASONS

# Old Hunstanton

IN NORFOLK  
IS THE PLACE TO CALL HOME



With its picturesque beaches, rich history, and friendly community, Old Hunstanton offers a unique and idyllic lifestyle for its residents and visitors alike.

The only west-facing village on the east coast, it dates back to the 1300s and was built by Sir Hamon Le Strange. Today it is a charming place, mixing new and old architecture.

One of the older buildings is the Le Strange Arms Hotel, which dates back to the 17th century. The popular hotel is a landmark building on the coastline of this village and sits alongside The Ancient Mariner Inn, a traditional pub full of character. With its fireplace, a brisk winter's dog walk can be culminated with good food in a warm environment. Along the village's main road, The Lodge is another pub full of charm and character.

For fine dining, visit The Neptune for modern cuisine. The award-winning and Michelin Star-rated restaurant uses seasonal Norfolk produce and is the ideal spot to taste the highlights of this county.

From its main road, down to the beach, there are also several shops, cafés, and other restaurants within the village, meaning that you've a great assortment right on your doorstep.

Whilst its landmark buildings and amenities bring a community feel and charm to the area, including the 14th century flint and free stone

St Mary's Church, the natural beauty of the village is perhaps unrivalled.

Boasting some of the most beautiful beaches on the Norfolk coast, the wide sandy shores, dotted with colourful beach huts, provide a perfect setting for leisurely strolls, sunbathing, and picnics with loved ones.

The renowned Hunstanton Cliffs and the Holme Dunes National Nature Reserve are just a stone's throw away, too. These areas are home to a variety of bird species and offer breathtaking views of the coastline. Seals can also be spotted on the nearby sandbanks, providing a unique wildlife experience.

For golf enthusiasts, Old Hunstanton offers a renowned golf course with stunning views of the sea and surrounding countryside. The Hunstanton Golf Club is one of the most celebrated links courses in the country, attracting golfers of all skill levels.

The village is just a short walk or drive away from the bustling seaside town of Hunstanton. Here, you'll find a wider range of amenities, shops, and entertainment options.



Note from Sowerbys



"The views from this home are picture perfect."

SOWERBYS



## SERVICES CONNECTED

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

## COUNCIL TAX

Band G.

## 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: ///origins.leaflet.factoring

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