

An aerial photograph of a large, white, Tudor-style house with a grey tiled roof and two prominent white chimneys. The house features a wrap-around porch with a red carpet and a central staircase. A large bay window is visible on the upper floor. The property is surrounded by lush green lawns, mature trees, and a small pond in the foreground. In the background, rolling green hills and other houses are visible under a cloudy sky.

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THE STORY OF

# Sealand

*Old Hunstanton, Norfolk*

SOWERBYS





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THE STORY OF

# Sealand

Wodehouse Road  
Old Hunstanton  
Norfolk PE36 6JD

Impressive Home

Sought After Location

Ample Reception Space

Six Bedrooms

Mature Garden

Carriage Driveway

Garage With Flat Above

Close to the Beach and Golf Club

Far-Reaching Sea Views

No Onward Chain

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“The ideal setting for family get-togethers and cosy evenings.”

This grand home is a residence that has been cherished by the same family for many years, and radiates timeless charm and character. Offering versatile accommodation, the property is perfect for both everyday living and special family gatherings.

Leading off from the impressive hallway, is a spacious formal sitting room, an ideal setting for family get-togethers and cosy evenings by the fire. The elegant dining room overlooks the serene rear garden, providing a picturesque backdrop for meals and celebrations. A dedicated study offers a quiet retreat for working from home, ensuring productivity and focus.

The heart of the home is the family

kitchen, which opens into a delightful garden room. You can enjoy your morning coffee while taking in the views of the garden, a tranquil space adorned with a variety of plants and shrubs. This peaceful garden oasis is perfect for relaxation and outdoor entertaining.

The ground floor also features two well-appointed bedrooms and a bathroom, making it ideal for multi-generational living or providing comfortable guest accommodation.

Upstairs, you'll find another four bedrooms and a bathroom. The principal bedroom stands out with its breathtaking sea views, offering a serene escape at the end of the day.













The property boasts a spacious carriage driveway at the front, leading to a garage complete with a chauffeur's flat above. This additional space is perfect for guests or could serve as a private office or studio.

Situated just a few minutes' walk from the beach and a renowned championship golf club, this home offers the best of coastal living.

Whether you're looking for a perfect family home or a charming weekend retreat, this property provides an unparalleled blend of comfort, convenience, and classic style. Don't miss the opportunity to make this delightful residence your own.

“The views of the sea from upstairs are so uplifting.”







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 misstatement. 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 and dunes.

"The fresh sea air draws you to one of the best beaches in Norfolk."

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 2108-3038-9205-0524-2200

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.

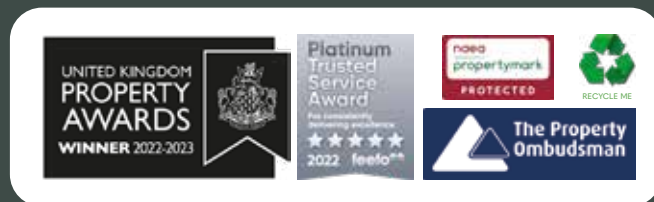
## LOCATION

What3words: ///refreshed.villager.star

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