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THE STORY OF  
4 Homefields Road  
*Hunstanton, Norfolk*

SOWERBYS



THE STORY OF

# 4 Homefields Road

Hunstanton, Norfolk  
PE36 5HJ

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Traditional Three Bedroom Cottage

Attractive Sitting Room

Kitchen/Breakfast Room

Sunroom

Shower Room

Loft Room

Off Road Parking

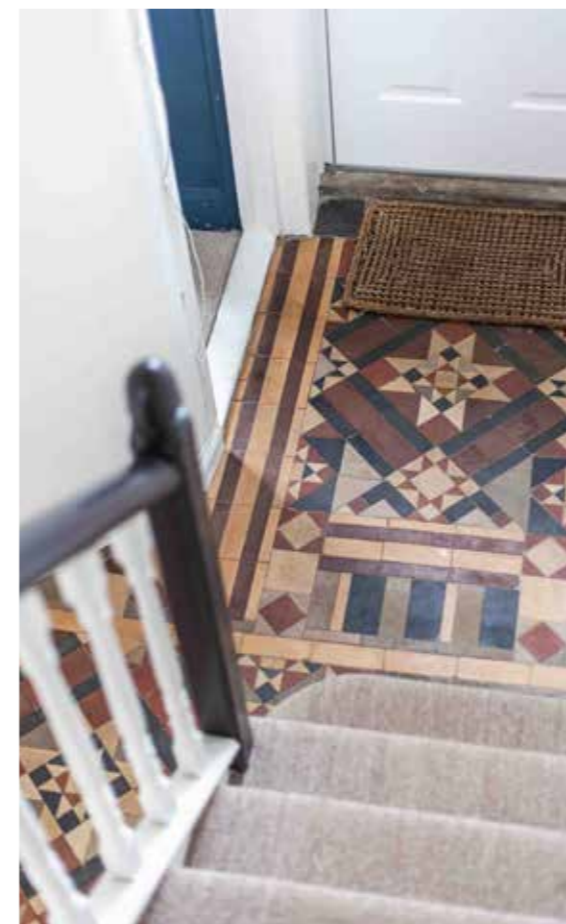
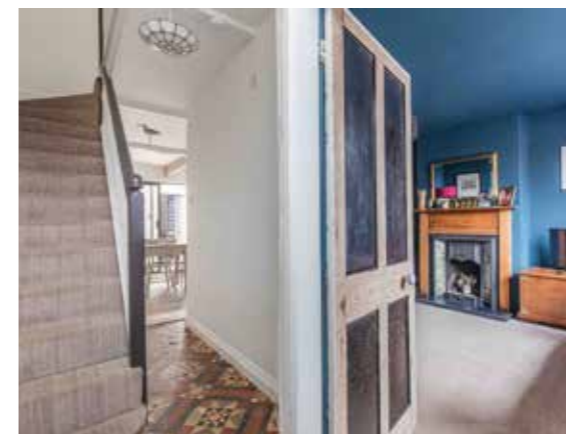
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**SOWERBYS HUNSTANTON OFFICE**

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Situated just a stone's throw from the town centre and only a short walk from the beach, this delightful character cottage offers well-proportioned and versatile accommodation—perfect for those seeking the best of both coastal and town living.

The ground floor features a formal sitting room with a charming feature fireplace, a bright and airy kitchen/breakfast room, and a sunroom with doors leading to the rear courtyard—an ideal space for relaxing or entertaining. A versatile second reception room, which could also serve as a fourth bedroom, along with a convenient shower room, adds further flexibility. Stairs lead up to a spacious loft room, providing additional accommodation or valuable storage.

Upstairs, the property offers three well-appointed bedrooms and a family bathroom, all beautifully presented in keeping with the home's character.

Externally, the property benefits from off-road parking to the front, a private enclosed rear courtyard, and a useful storeroom.

With its prime location, charming features, and flexible living space, this lovely home is a must-see. Early viewing is highly recommended!



...this delightful character cottage offers well-proportioned and versatile accommodation...





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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# Hunstanton

A VICTORIAN TOWN WITH  
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



*Note from Sowerbys*



"...prime location,  
charming features,  
and flexible living  
space..."



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 0113-3902-0202-3570-2200

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: ///animated.overlaps.salaried

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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