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THE STORY OF

# Ellinbrook

*Hunstanton, Norfolk*

SOWERBYS



THE STORY OF

# Ellinbrook

37 Avenue Road, Hunstanton, Norfolk  
PE36 5HW

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Successful Guest House in Prime Location

Impressive Reception Hall with Original  
Stained Glass and Staircase

Private Owner's Suite: Double Bedroom with En-  
Suite, Sitting/Dining Room with Garden Access

Stylish Kitchen with Island, Range  
Cooker, and Large Pantry

Versatile Basement, Ideal as an  
Office, Gym, or Extra Bedroom

Six Comfortable En-Suite Guest Rooms  
across the First and Second Floors

Close to Seafront and Town Centre

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**SOWERBYS HUNSTANTON OFFICE**  
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Ellinbrook House is an immaculate 4-Star 'Gold' rated guest house in the heart of Hunstanton, close to the vibrant town centre and a short stroll to the seafront, this beautifully presented property offers an unbeatable coastal lifestyle.

Currently operating as a successful guest house with an outstanding reputation, Ellinbrook House is equally suited as a spacious, stylish family home. Its character-filled interior seamlessly blends original features with modern design, creating an inviting space. The property boasts six immaculate guest rooms with en-suites, and a private owner's suite with double bedroom, sitting/dining room and access to the garden.

The property boasts a private car park at the rear, accommodating up to six vehicles, plus a charming enclosed garden at the front and side. Available with no onward chain, this is a rare opportunity to acquire a prime property in a sought-after location.





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*



Hunstanton Seafront

"..the perfect base for an unbeatable coastal lifestyle."



## SERVICES CONNECTED

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

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

E. Ref:- 8168-6829-5479-7173-9926

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: ///huts.galloped.ribs

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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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