



THE STORY OF

# Whitegates

*Holme-Next-The-Sea, Norfolk*

SOWERBYS





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# Whitegates

Holme-Next-The-Sea, Norfolk  
PE36 6LE

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Offered with No Upward Chain

Village Location

Close to the Beach

Spacious Accommodation

Large Sitting Room

Kitchen/Dining Room

Three Bedrooms

Two Bathrooms

Large Loft Room, Currently Serving  
as a Fourth Bedroom

Large Rear Garden

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**SOWERBYS HUNSTANTON OFFICE**

01485 533666

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







Sitting in a peaceful lane just a short stroll from the golden sands of a highly desirable village, Whitegates presents a rare opportunity to own a spacious and beautifully light-filled bungalow in a prime coastal setting. This charming property offers generous and flexible living accommodation, ideal for both permanent residence and a luxurious holiday retreat.

The heart of the home is the expansive kitchen/dining room, thoughtfully designed for family meals, entertaining, and social gatherings. The large sitting room exudes warmth and comfort, featuring a welcoming wood-burning stove and french doors that open directly onto the sunny patio—perfect for alfresco dining or quiet evening relaxation.

There are three well-proportioned bedrooms, with the principal suite benefitting from its own en suite shower room, while a stylish and contemporary family bathroom serves the remaining bedrooms. A staircase leads up to a large loft room, offering a versatile space ideal as a fourth bedroom, playroom, additional guest area, creative studio, or home office.

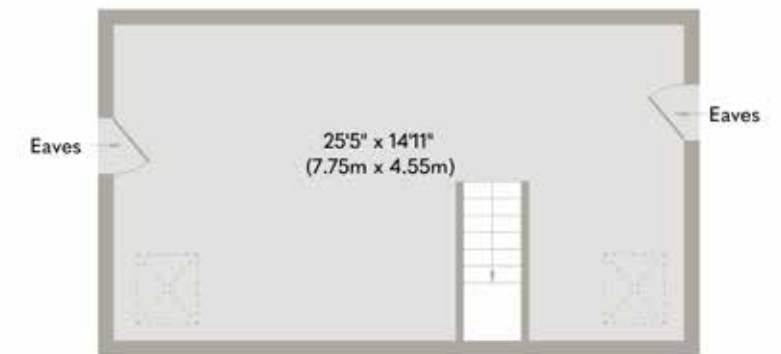
Outside, the property continues to impress with a substantial gravelled driveway, carport, and ample parking for multiple vehicles. The beautifully landscaped rear garden is thoughtfully arranged into distinct zones, including a formal garden with patio and summerhouse, a second lawned area for children to play, and a delightful orchard featuring a detached garage and storage—creating a true haven for garden lovers and outdoor living.

This is a truly special home that perfectly blends peaceful village life, coastal charm, and modern convenience in one of Norfolk's most popular locations.

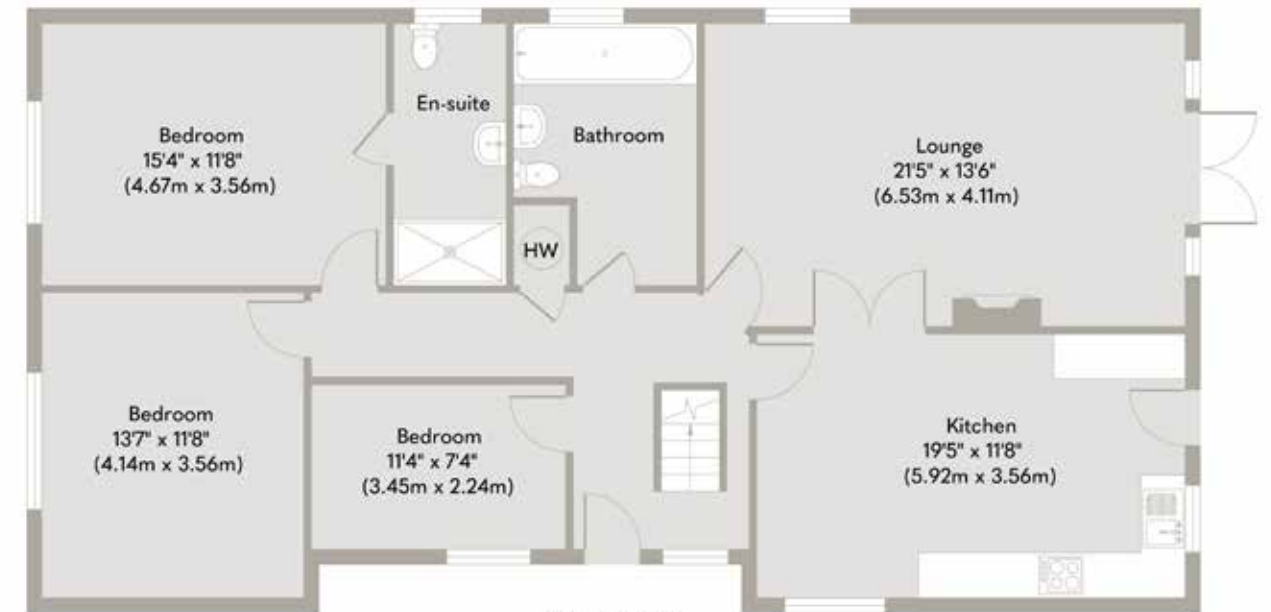








First Floor  
Approximate Floor Area  
358 sq. ft  
(33.25 sq. m)



Ground Floor  
Approximate Floor Area  
1,259 sq. ft  
(116.95 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.

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# Holme-next-the-Sea

SERENE VILLAGE, STUNNING COAST,  
RICH HISTORY

A very sought after coastal village, Holme-next-the-Sea has a huge expanse of beach and marshes.

This area makes this quiet village perfect for bird-watching. It also has a very good pub, The White Horse. An ancient ring of timbers discovered on Holme beach after a very low tide is believed to be a ritual burial site dating from Druid times. The Sea-henge, as it is known, has been removed for conservation and is exhibited at Lynn Museum in King’s Lynn.

The village is between Old Hunstanton and Thornham on the north Norfolk coast and is a short drive to the amenities in Hunstanton.

Hunstanton was 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. Enjoy 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 and putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.



*Note from Sowerbys*



“The beautifully landscaped rear garden is thoughtfully arranged into distinct zones...”



## SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

## COUNCIL TAX

Band E.

## 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: ///competing.curious.kidney

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

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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

