



THE STORY OF

Harpenden House

Hunstanton, Norfolk

SOWERBYS



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Harpenden House

10 Homefields Road, Hunstanton, Norfolk
PE36 5HJ

Spacious Victorian Brick and Carrstone Home
Blending Period Charm with Modern Comforts

Generous Lounge-Diner with Bay Window and
Feature Fireplace – Ideal for Entertaining

Inviting Snug with Wood-Burning Stove

Stylish Kitchen-Diner Offering Ample Space

Practical Utility Room

Light-Filled Conservatory, Creating a Lovely
Additional Living Space

Six Versatile Bedrooms

Tastefully Appointed Main Bathroom

Enclosed Rear Garden with Lawn and Useful
Brick-Built Storage Shed

Ample Off-Road Parking to Front and Side
– Rarely Available This Close to Town

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Nestled on a quiet, sought-after road just a short stroll from the town centre, this elegant Victorian residence offers a superb blend of timeless character and contemporary comfort. Constructed from classic brick and carrstone, this beautifully refurbished home presents a rare opportunity to enjoy spacious family living in an enviable location.

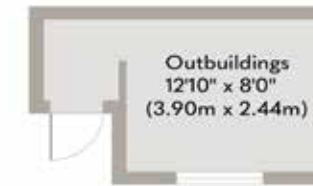
Stepping through the charming stained-glass entrance porch, you're welcomed into a tiled hallway rich with period detailing. The generous lounge-diner features a striking bay window and feature fireplace, providing a perfect space for entertaining or relaxing. A separate snug with wood-burning stove creates a cosy retreat for cooler evenings, while the stylish kitchen-diner offers ample space for family meals and everyday life. Further practicality comes in the form of a separate utility room, light-filled conservatory, and a convenient ground floor W.C.

Upstairs, the home continues to impress with five well-proportioned bedrooms, alongside a versatile sixth room ideal for a home office or nursery. A tastefully appointed family bathroom completes the accommodation.

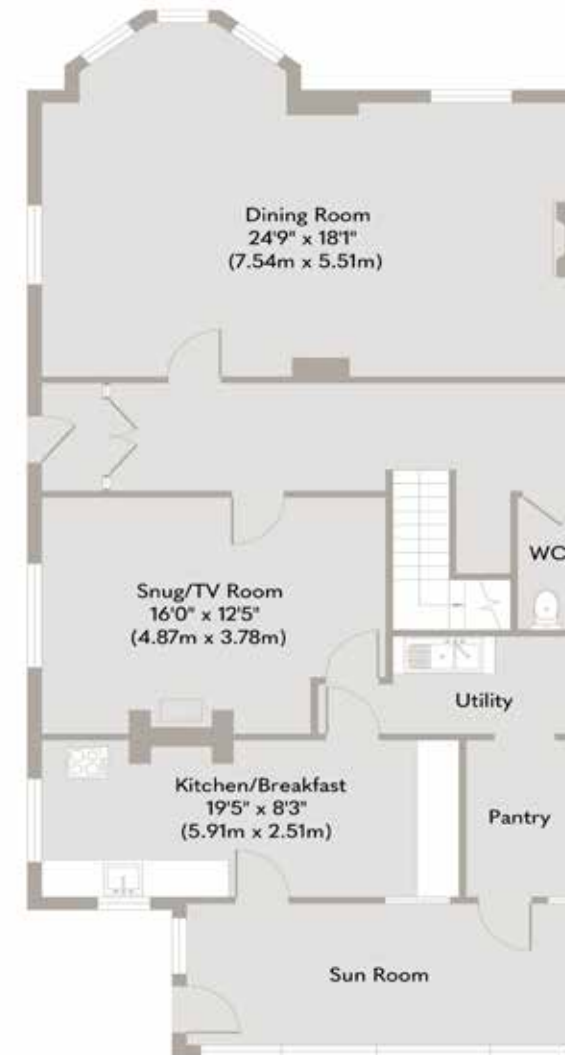
Outside, the property enjoys a generous rear garden, predominantly laid to lawn and bordered by well-established plants and mature trees, offering both privacy and charm. A patio area provides the perfect spot for alfresco dining, and a brick-built shed adds excellent storage. To the front and side, there is ample off-road parking – a rare and valuable asset so close to town.

With beautiful feature fireplaces throughout and a wealth of period touches, this is a home of true character and warmth – early viewing is highly recommended.

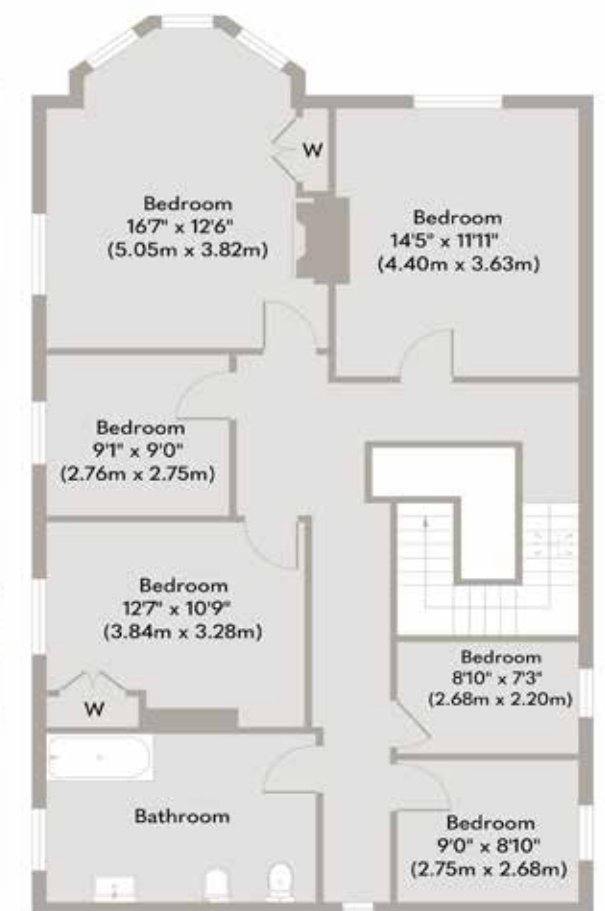




Outbuilding
Approximate Floor Area
88 sq. ft
(8.18 sq. m)



Ground Floor
Approximate Floor Area
1202 sq. ft
(111.73 sq. m)



First Floor
Approximate Floor Area
1062 sq. ft
(98.73 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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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



“With beautiful feature fireplaces throughout and a wealth of period touches.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2847-3042-7201-6084-0204

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: ///TBC

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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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