

GREENVIEW HOUSE



An aerial photograph of a coastal village, likely Hunstanton, showing a mix of residential houses, a golf course, and a beach. The image is dark and serves as a background for the text.

A HOME BY THE FAIRWAY,
A LIFE BY DESIGN

PRIME OLD HUNSTANTON LOCATION

MOMENTS FROM BEACH & GOLF COURSE

STRIKING MODERN COASTAL DESIGN

SPACIOUS OPEN-PLAN LIVING

PRACTICAL UTILITY & BOOT ROOM

FOUR EN-SUITE BEDROOMS

PRINCIPAL SUITE WITH BALCONY

SEAMLESS INDOOR-OUTDOOR FLOW

PEACEFUL VILLAGE SETTING

LUXURY LIFESTYLE BY THE COAST

FIND YOUR HOME BY THE COAST AND COURSE

Combining the charm of coastal living, the thrill of the fairway, and the comforts of contemporary design, welcome to Greenview House. Nestled in the tranquil village of Old Hunstanton, this newly built home offers effortless access to golden beaches and the prestigious Hunstanton Golf Club – the perfect choice for those who value both nature and modern elegance.

At the heart of the home lies an expansive open-plan lounge, kitchen, and dining area, flooded with natural light and seamlessly connecting to the outdoors. Whether you're relaxing after a round of golf or entertaining friends, this versatile space adapts to every occasion.

A practical utility and boot room provides storage for golf clubs, beach gear, and everyday essentials.

The home features four generously sized bedrooms, each with its own en-suite, ensuring privacy and comfort for family and guests.

The principal suite offers a true retreat, complete with a dressing area and private balcony, where you can savour the fresh sea air from the comfort of your own home.

More than just a residence, Greenview House is an invitation to embrace a lifestyle where the best of the coast, the golf course, and contemporary living come together in perfect harmony.









SPECIFICATION & FLOOR PLAN

CONSTRUCTION

- Main roof natural grey slate.
- Featured sedum roofs on part.
- Featured curved Norfolk Flint walls. Internal and external.
- Feature tapering Flint Chimney stack.
- Seamless aluminium guttering.
- Oak fascia soffits and external cladding.
- Eco Rend Portland stone maintenance free render to part external.
- Triple glazed aluminium windows.
- Triple glazed aluminium front door.
- Triple glazed sliding patio door.
- Natural slate copings to parapets.

EXTERIOR

- Paved outside entertaining space designed to capture the sun.
- 4m x 4m Gazebo with tilt and turn roof, full blinds to three sides, external heater and lighting.
- External kitchen to include gas BBQ, wine cooler and sink.
- External power to outside kitchen area.
- Fully turfed rear garden.
- Gravel drive with block paved edging.
- Mature tree planting to boundaries.
- Norfolk Black Estate railings to front elevation.
- Close-boarded fence (1.8m high) to all boundaries.
- Fully planted planter on the rear patio.
- Fully planted flower bed to front elevation.
- Composite decking to balconies.
- Balconies fully glazed with curved glass feature.
- Modern bespoke designed metal side gates to rear garden.
- Hot and cold external shower.
- Large porcelain ceramic slabs to patios.
- Car charging point.
- Burglar alarm.

INTERIOR

- Feature flint fireplace with black hanging fire bob.
- Feature flint and brick wall to entrance hall
- Natural thick slate hearth.
- Brushed brass door furniture.
- Brushed brass electrical fascia plates.
- Glass balustrades to staircases.
- Carpets by Cormar, Malabar Husk.
- Italian and Spanish Floor and wall tiles designed and supplied by Henry Rose Interiors of Cambridge
- Smart Heat miser system to operate heating system remotely
- Built in Wardrobes from Mirror span.
- Wi-Fi repeaters.

KITCHEN / UTILITY ROOM

- Kitchens designed and installed by Henry Rose Interiors of Cambridge.
- Kitchen by Rotpunkt.
- Ceramic worktops.
- Appliances by Neff: Combi microwave oven, slide & hide oven, coffee machine, Bora vented hob, tall fridge, tall freezer, Neff 44-bottle wine cooler set within drinks cabinet, including undermount bar sink with tap.
- Quooker Flex boiling tap with Cube fizzy and chilled filter water.
- Pop-up electrical power bank with USB.
- Bosch washing machine.
- Bosch dryer.

EN-SUITES AND BATHROOMS

- All en-suites and bathrooms designed by Henry Rose Interiors of Cambridge.
- All bathrooms designed as wet rooms.
- Integrated rainfall shower heads built into the ceiling by Crosswater.
- Brushed brass sanitaryware by Crosswater.

- Brushed brass heated towel rails and towel holders by Crosswater.
- Underfloor heating to all bathrooms

FLOORING AND LIGHTING

- All glazed tiling designed and supplied by Henry Rose Interiors of Cambridge.
- Pooky brushed brass wall lights.
- Feature Pooky lights over kitchen islands.

GENERAL INFORMATION

- Show furniture can be included under separate negotiation.
- Samsung Air Source Heat Pump for water and heating.
- Underfloor heating to ground floor and radiators to upper floors.
- Mains water, electricity and drainage.
- High-speed broadband.
- 10 Year Build Zone Warranty.
- Central Heating, Appliances and Fenestration Guaranteed.
- Predicted EPC rating B.



Total Accommodation Approximately 2,867 sq. ft.



EXPLORE BEAUTIFUL NORFOLK

A coastal treasure, Old Hunstanton has golden beaches, charming cottages, and a wonderful history create an idyllic atmosphere. The village offers breathtaking views from its iconic striped cliffs, a historic lighthouse, and the 13th-century ruins of St Edmund's Chapel. Stroll through dunes and pine forests to reach the serene beach, the perfect spot for enjoying sunny days or watching unforgettable sunsets over The Wash. For a taste of fine dining, visit the Michelin-starred Neptune, or experience local hospitality at The Lodge or the Ancient Mariner. A village store and craft centre ensure every need is catered to.

The surrounding area is rich in character and activities. Just south, Hunstanton, affectionately known as Sunny Hunny, offers family-friendly attractions and classic seaside fun. To the east, Thornham and Brancaster provide scenic marsh walks, fine dining, and top-tier golf at Royal West Norfolk Golf Club. A little further, Burnham Market charms with boutique shopping and gourmet delights, while Holme-next-the-Sea invites nature lovers to explore the Holme Dunes Nature Reserve. This stretch of the Norfolk coast is a haven for relaxation and adventure.

CREATING DISTINCTIVE HOMES

Dedicated to crafting exceptional new homes across the East of England, Willow Group Estates Ltd has a primary focus on North Norfolk, while also expanding into Hertfordshire and Bedfordshire.

With more than 30 years of experience, Phil and John began their careers as subcontractors for national housebuilders before shifting to high-end developments a decade ago. Their deep expertise is further supported by Steve's extensive background in private equity, ensuring a strong financial foundation for the business. Buyers can be confident in the solid financial backing of Willow Group Estates.

After years of building standard, mass-market housing for national developers, Willow Group is committed to setting a new standard. Embracing unique challenges, they have built an impressive portfolio of distinctive projects, including the conversion of churches, windmills, convents, Grade II listed barns, and even a former Grade II listed school.

"We bring the vision from our bespoke conversions into our new builds, setting us apart," says the team. "We refuse to settle for ordinary. Our commitment is always to deliver exceptional quality and ensure our buyers are delighted. Our reputation is built on this, and we strive to make every homeowner proud to recommend us to family and friends."



FINDING YOUR COASTAL HOME

GREENVIEW HOUSE

Waterworks Road, Old Hunstanton, PE36 6JE

LOCATION - WHAT3WORDS: ///model.intervene.totals



For all enquiries, contact

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