



SOWERBYS

ASHDENE HOUSE

60 Hunstanton Road, Dersingham,
Norfolk, PE31 6HQ



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- Substantial Detached Property
- Currently a Successful Five Bedroom Guest House
- Two Bedroom Owner's Accommodation
- Lovely, Well Maintained Gardens
- Available Fully Furnished and Equipped
- Extensively Refurbished and Well Presented Throughout
- Large Parking/Turning Area
- Popular Village Location

Hunstanton Office

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Ashdene House is a beautifully appointed detached property which has been successfully run as a guest house by the present owners. It is situated within a mile or so of the Royal Sandringham Estate with easy access to Hunstanton and the North Norfolk coast. Norwich is just over an hour's drive away and King's Lynn town centre with rail link to London is about ten miles away. The property is being offered for sale fully equipped and furnished to enable an incoming buyer to continue to operate the business. In addition to the five first floor en-suite letting bedrooms, there is a single storey to the rear of the property which provides very comfortable private two bedroom owner's accommodation, each of these bedrooms having en-suite bath or shower room. The layout allows for one of these bedrooms to easily be incorporated into the guest house to provide an additional ground floor letting bedroom. The property has been extensively refurbished and updated, including the modernising of the bathroom and shower room fittings. There are UPVC double glazed windows and a gas fired central heating system, a new boiler having been installed in October 2019. The property complies with current fire regulations and the current owners have installed solar panels which provide an income and supplement the mains electricity supply. The property is set in very well stocked and maintained gardens which include a separately fenced off area for the owner's personal use. An important feature of the property is the large, gravelled parking/turning area to the rear which is accessed from Chapel Road and which provides space for both the owners and guests.













DERSINGHAM

Dersingham is a popular village situated mid way between King's Lynn and Hunstanton and offers a wide range of shops and other amenities. There is a village post office, first and middle schools and a doctors surgery together with regular bus services. Sandringham House is approximately a mile away and the village is a short driving distance from the North Norfolk Coast with its wide range of sport and leisure facilities. The town centre of King's Lynn is approximately ten miles away and has a main rail link to London.

SERVICES CONNECTED

All mains services are connected.

COUNCIL TAX

The property is currently assessed for business rates, the private accommodation being in council tax band A.

ENERGY EFFICIENCY RATING

D. Ref:- 8334-6129-6790-6052-1926

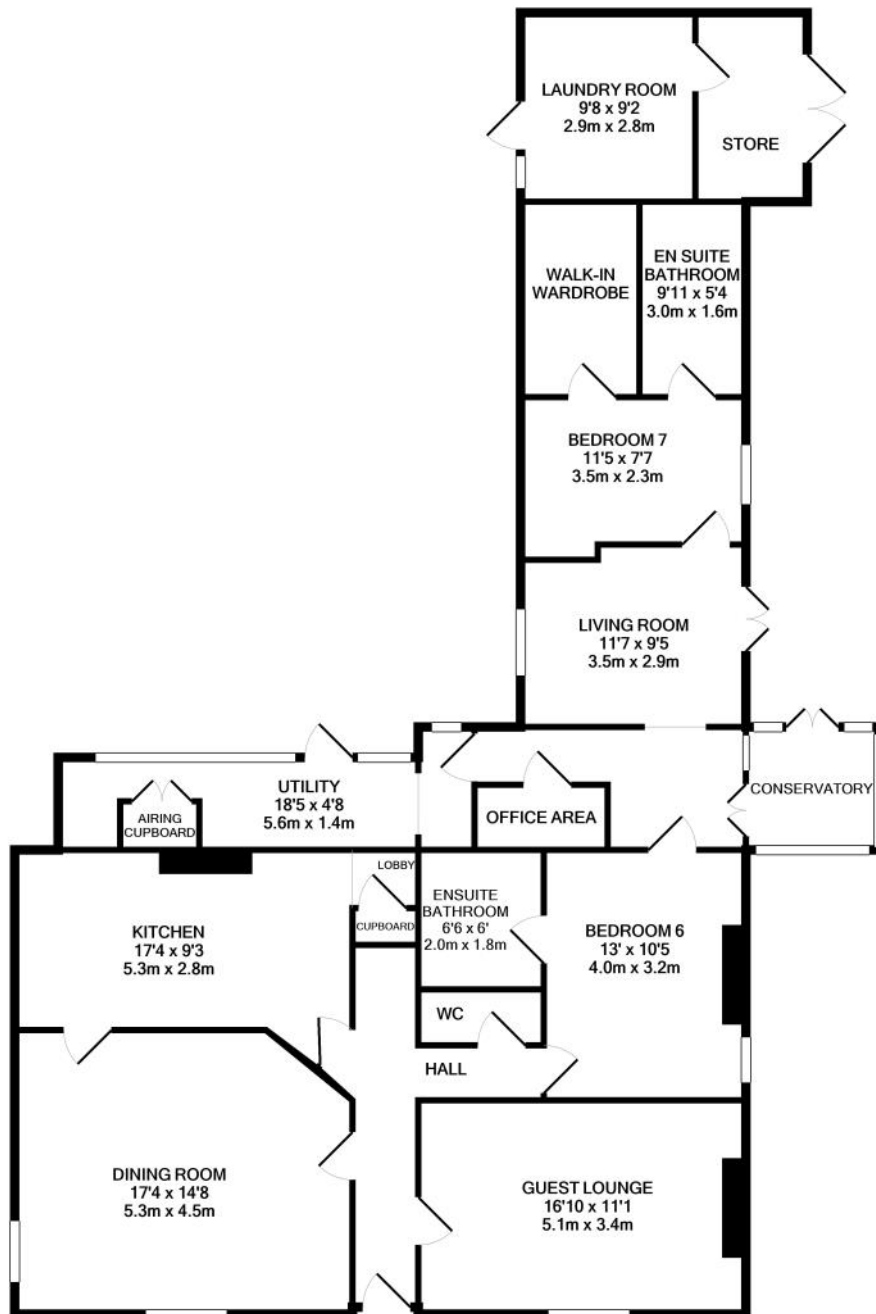
To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

DIRECTIONS

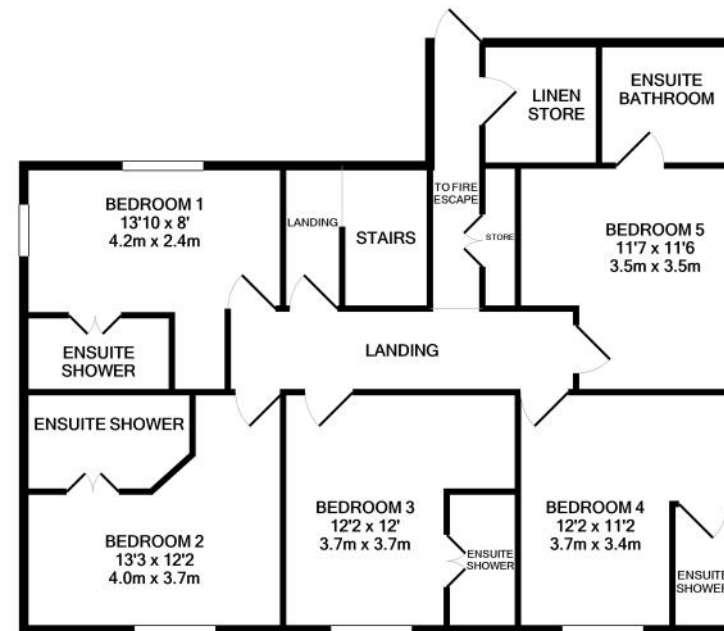
Driving into Dersingham along the main road from Ingoldisthorpe turn left at the traffic lights into Chapel Road and then almost immediately right into the driveway of Ashdene House, the property being situated on the corner of Hunstanton Road and Chapel Road.



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.



GROUND FLOOR



1ST FLOOR



SOWERBYS
Norfolk Property Specialists

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