



THE STORY OF
Dunsland House
Mundesley, Norfolk

SOWERBYS



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Dunsland House

Mundesley, Norfolk
NR11 8BN

Two Substantial Victorian Villas with
Original Character Features

Flexible Accommodation Including 10+
Bedrooms and Multiple Reception Rooms

Self-Contained One-Bedroom
Flat with Private Access

Dual Services Allow for Independent
use of Each Dwelling

Recently Refurbished Throughout
to a High Standard

Coastal Location in Sought-After Mundesley,
Close to Beach and Village Amenities

Landscaped Rear Gardens with
Summerhouse and Patio Areas

Ample Off-Road Parking for Several Vehicles

Ideal for Multi-Generational Living
or Holiday Letting Potential

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Dunsland comprises a pair of Victorian seaside villas meticulously refurbished to create a versatile coastal residence. Situated just a short stroll from Mundesley's charming beach and amenities, this unique property offers an ideal opportunity for multi-generational living, lifestyle relocation, or holiday letting. The estate consists of three interconnected units: two spacious family homes and a self-contained flat, each with the potential for separate use due to dual services.

The main residence retains a wealth of original features, including decorative coving, ceiling roses, and stained glass, seamlessly integrated with modern updates. A gracious hallway leads to a bay-fronted sitting room featuring an elegant fireplace and French doors opening onto the garden. The ground floor continues with a well-appointed kitchen, walk-in pantry, a delightful conservatory, and a spacious dining room flowing into a family snug and garden room. Upstairs, five bedrooms—three with en-suites—are spread over two floors, offering flexible accommodation with comfort and style.





Villa Two, equally spacious and thoughtfully designed, welcomes you with a hallway leading to a cloakroom and generous storage. The front sitting room and rear dining/family area provide ample space for entertaining, while a bright, vaulted kitchen/diner with skylight serves as the heart of the home. The upper floors boast five bedrooms, a study/playroom, family bathroom, and additional shower room—ideal for accommodating a large family or guests. The self-contained flat, accessed separately from the rear, offers a charming one-bedroom retreat complete with its own living/dining area and kitchenette—perfect for guests, rental income, or as a home office suite. There's potential to reintegrate this space with the main house if desired.



Outside, the property features ample off-road parking at the front and a fenced area ensuring privacy in the beautifully landscaped rear gardens. With a combination of paved and lawned areas, mature planting, and a sunny summerhouse tucked away in a corner, the outdoor space provides an ideal setting for relaxation or entertaining.



We'd describe our home as spacious, coastal and characterful.



Mundesley

YOUR IDYLIC NORFOLK SEASIDE
GETAWAY

A pretty seaside resort situated on the east coast of Norfolk, Mundesley has a variety of facilities including a village shop, post office, boutique, florist, pubs, tea rooms and hotels.

Also within the village are the beautiful sandy beaches, which are considered some of the best in Norfolk, a church which overlooks the sea and various coastal walks.

A popular market town, North Walsham is situated close by and a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.



Note from the Vendor



“We love exploring North Norfolk’s coastal towns and sandy beaches.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref: 1839-3522-1000-0879-3292

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: ///viewer.parkland.rejected

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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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