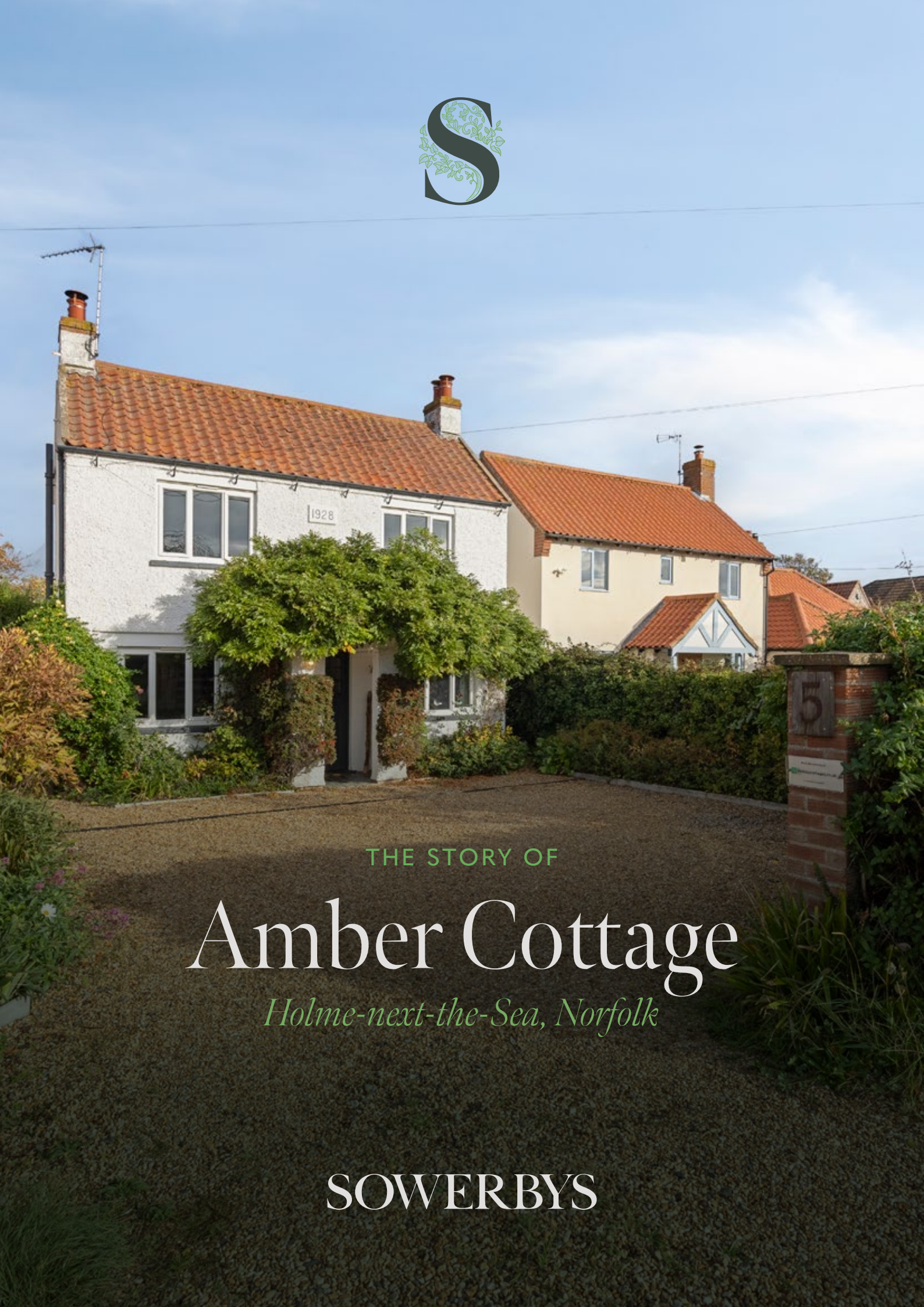


THE STORY OF

Amber Cottage

Holme-next-the-Sea, Norfolk

SOWERBYS

THE STORY OF

Amber Cottage

5 Main Road, Holme-next-the-Sea
PE36 6LA

Attractive Character Cottage
in Holme-next-the-Sea

Three Bedrooms

Three Reception Rooms, Including a Cosy Snug

Feature Fireplaces and Traditional
Character Features

Kitchen with Adjoining Utility Room

Ground-Floor WC

Modern Self-Contained Annexe
with Shower Room

Generous Rear Garden with Seating Areas

Ample Off-Road Parking

Within Walking Distance of the
Village Pub and Bakery

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com















Situated in the ever-popular coastal village of Holme-next-the-Sea, this attractive character cottage offers a wonderful blend of traditional charm, versatile accommodation and generous outdoor space. Just a few minutes' stroll from the award-winning village pub and bakery, the property would make an ideal permanent home, coastal retreat or family getaway.

The cottage retains a wealth of traditional character, with both the separate sitting room and dining room enjoying attractive feature fireplaces and picture rails, creating warm and inviting spaces in which to relax and entertain. A further snug provides a cosy additional reception room, with the flexibility to serve as an occasional bedroom if required. The kitchen is complemented by an adjoining utility room and ground-floor W.C. adding practicality to everyday living.

On the first floor, there are three bedrooms served by a family bathroom, providing comfortable accommodation for family and guests alike.

Outside, the property benefits from ample off-road parking to the front, while the generous rear garden is predominantly laid to lawn and features additional seating areas, offering plenty of space for outdoor dining, entertaining and enjoying the peaceful surroundings.

A particularly appealing addition is the modern self-contained annexe, complete with its own shower room. This versatile space could be ideal for visiting family and friends, independent guest accommodation or a dedicated home-working space.

With its charming character, flexible accommodation and enviable position in this sought-after coastal village, this delightful cottage offers an excellent opportunity to embrace the relaxed lifestyle for which the North Norfolk coast is renowned.







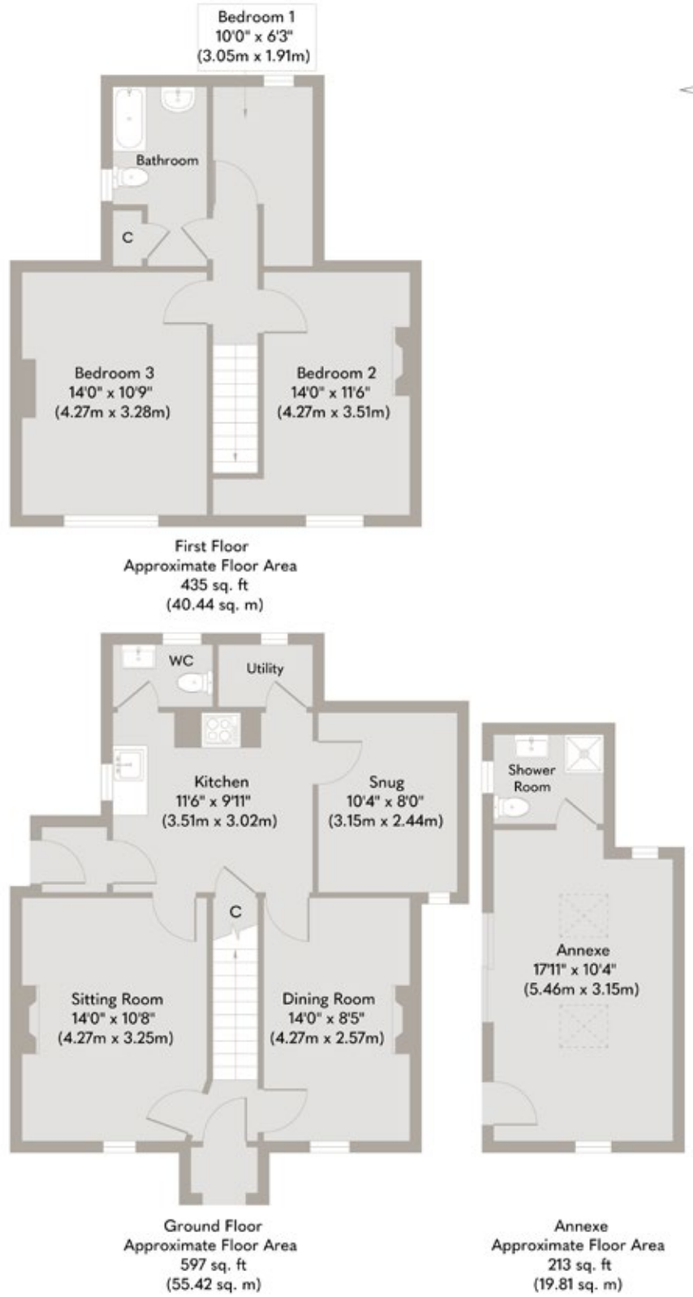
It has been loved and used by extended family and friends. We love walking over the marshes to the beach for early morning swims.











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 the Vendor



"Our home is friendly, relaxing and characterful."

SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 3636-3220-9509-0451-3292

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: ///crawler.sliding.promising

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

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