



THE STORY OF

3 Waterworks Cottages

Old Hunstanton, Norfolk

SOWERBYS



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Waterworks Road, Old Hunstanton, Norfolk
PE36 6JE

Three Bedroom Semi-Detached Home

Desirable Old Hunstanton Location

Newly Fitted Kitchen

Cosy Sitting Room with Wood-Burning Stove

Characterful Brick Fireplace

Light and Welcoming Accommodation

Enclosed Private Garden

Ideal Coastal Second Home

Perfect Lock-Up-And-Leave Property

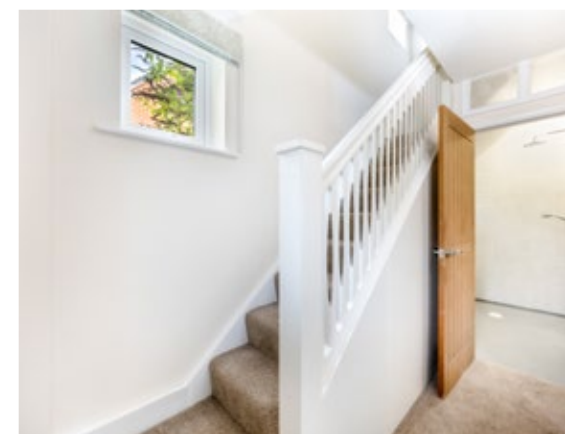
Close to Beach, Golf Course and Village Amenities

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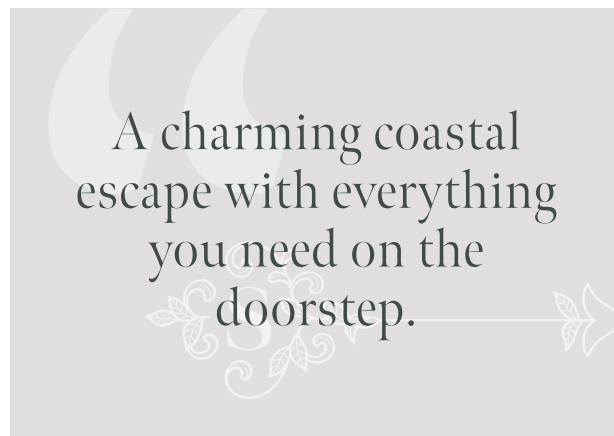
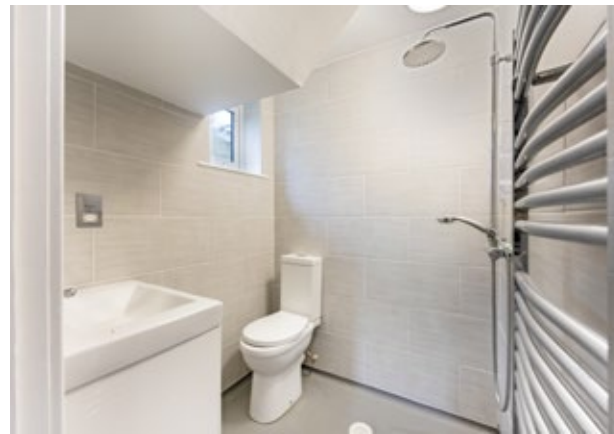
Tucked away in the highly desirable coastal village of Old Hunstanton, 3 Waterworks Cottages is an appealing three bedroom home offering a wonderfully easy way to enjoy life by the sea.

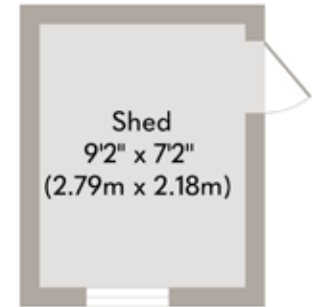
The property has a welcoming feel throughout, with the sitting room providing a comfortable heart to the home. A brick fireplace and wood-burning stove create a cosy focal point, while the generous window brings in plenty of natural light. From here, the newly fitted kitchen is both stylish and practical, with a range of fitted units, integrated appliances and views across the garden.

Upstairs are three bedrooms, offering plenty of flexibility for family and guests, while outside the enclosed garden provides a private space to enjoy during the warmer months. The garden is particularly well suited to those looking for somewhere simple to enjoy without the extensive maintenance associated with a larger property.

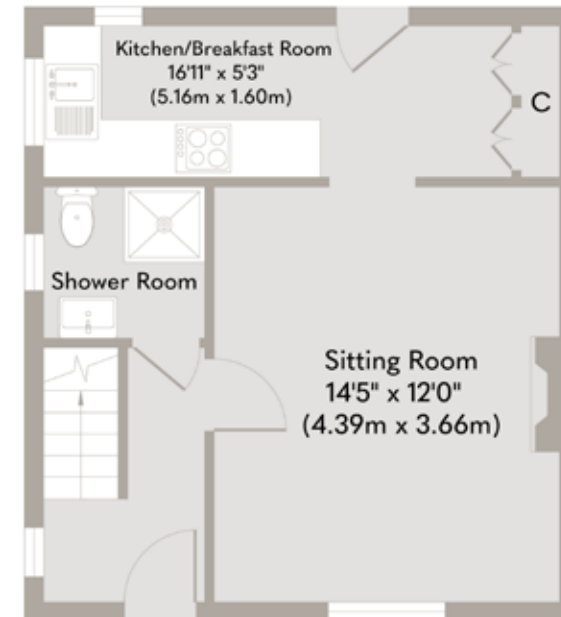
Perhaps the greatest appeal of 3 Waterworks Cottages is its versatility. Whether you're looking for a coastal second home, a weekend escape or a permanent base in this much-loved part of Norfolk, the property lends itself perfectly to a lock-up-and-leave lifestyle. Simply arrive, unpack and make the most of the beaches, countryside, golf and village life on the doorstep.

With its attractive setting, newly fitted kitchen, characterful sitting room and manageable outside space, this is a lovely opportunity to secure a home in one of the area's most desirable coastal locations.

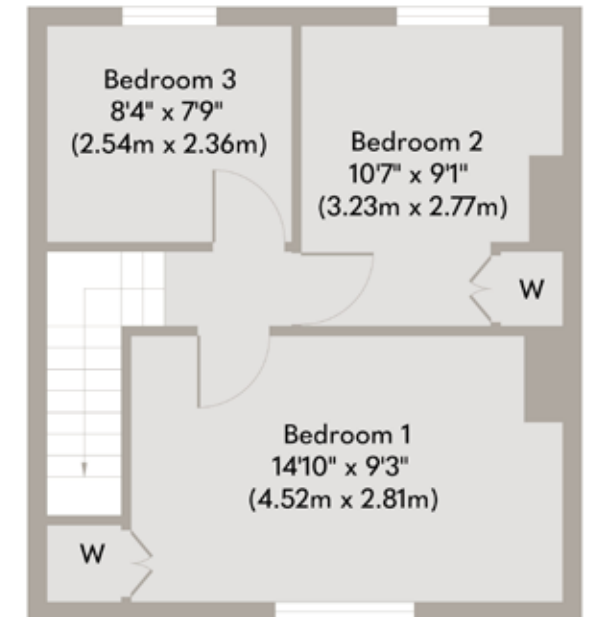




Outbuilding
Approximate Floor Area
66 sq. ft
(6.10 sq. m)



Ground Floor
Approximate Floor Area
358 sq. ft
(33.29 sq. m)



First Floor
Approximate Floor Area
358 sq. ft
(33.29 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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Old Hunstanton

A POPULAR DESTINATION COME HOLIDAY OR HOME

Old Hunstanton is a highly regarded coastal village on the North Norfolk coast, known for its distinctive striped cliffs, wide sandy beach and unspoilt coastal landscape. It offers an appealing mix of character homes, converted properties and contemporary coastal residences, all set within easy reach of the shoreline and countryside walks.

One of the village's most recognisable landmarks is the Grade I listed ruins of St Edmund's Chapel, dating back to the 13th century, which sits close to the cliff edge and overlooks the coastline. Nearby, the iconic Hunstanton Lighthouse continues to guide vessels along this stretch of the Wash, adding to the village's historic maritime character.

Old Hunstanton Golf Club provides a traditional links course highly regarded for its coastal setting, while nearby Royal West Norfolk Golf Club offers another prestigious championship links course set against the dramatic backdrop of the marshes and shoreline.

For dining and hospitality, the village offers a strong selection including The Lodge, The Ancient Mariner and The Neptune, the latter being a Michelin-starred restaurant widely recognised for its fine dining and seasonal menus. A village store and craft centre provide everyday essentials and independent shopping, while additional amenities can be found in nearby Hunstanton.

The coastline itself is a major attraction, with long stretches of golden sand, beach huts and dunes leading into the Wash. The area is particularly known for its sunsets over the sea, attracting visitors year-round. The coastal path offers extensive walking routes, with opportunities to explore neighbouring villages such as Holme-next-the-Sea, Thornham and Brancaster.

Old Hunstanton is also well served by the Coasthopper bus route, providing convenient coastal connections between local villages and towns along North Norfolk's shoreline.



Note from Sowerbys



“The perfect place to escape, unwind and enjoy Norfolk life.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 8635-1325-0500-0006-0296.

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: ///sudden.crinkled.staging

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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