



THE STORY OF

1 Coach House Mews

Old Hunstanton, Norfolk

SOWERBYS



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1 Coach House Mews

Old Hunstanton, Norfolk
PE36 6ED

Character Property

Gated Development

Open-Plan Accommodation

Three Bedrooms

Bathroom and En-Suite

Parking and Car Port

No Upward Chain

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Nestled within an exclusive gated community in the heart of this highly sought-after coastal village, this beautifully converted coach house offers an exceptional blend of character, contemporary living, and an enviable seaside lifestyle. Ideally positioned just a short stroll from the stunning sandy beach and renowned championship golf course, the property is perfectly suited as a permanent residence, holiday home, or investment opportunity.

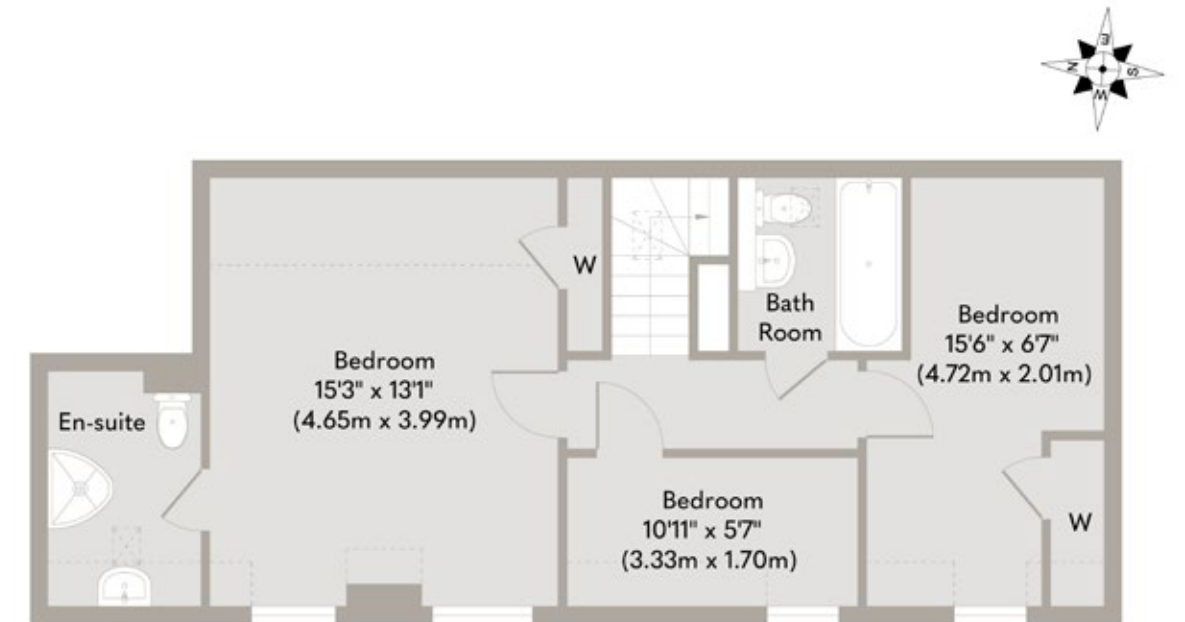
The accommodation has been thoughtfully designed to maximise space and natural light, with a superb open-plan living area on the ground floor that creates a bright and welcoming environment for both everyday living and entertaining. The spacious sitting room, dining area, and modern kitchen flow seamlessly together, providing the perfect setting to relax with family and friends. A practical utility area and convenient ground floor cloakroom complete the accommodation on this level.

Upstairs, the first floor offers three well-proportioned bedrooms, including a generous principal bedroom benefiting from a stylish en-suite shower room. Two further bedrooms are served by a contemporary family bathroom, making the layout ideal for families and visiting guests alike.

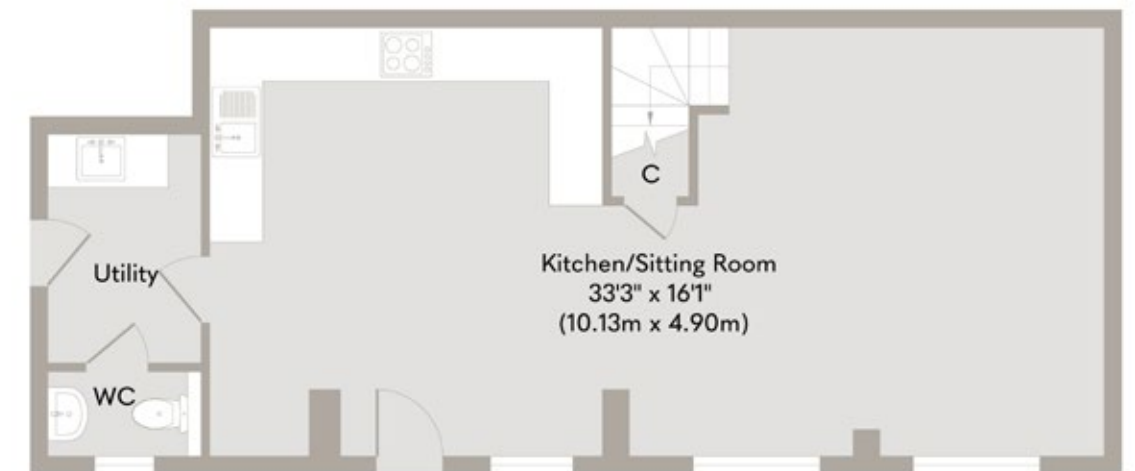
Externally, the property enjoys an enclosed front garden, creating a delightful space for al fresco dining, summer barbecues, or simply unwinding with a glass of wine as the evening draws in. To the side, there is off-road parking together with a useful car port, providing both convenience and additional storage options.

Combining an idyllic coastal setting with modern comforts and excellent outdoor space, this charming home presents a rare opportunity to enjoy village life just moments from the beach and one of the region's finest golf courses.





First Floor
Approximate Floor Area
594 sq. ft
(55.17 sq. m)



Ground Floor
Approximate Floor Area
614 sq. ft
(57.00 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



Old Hunstanton Beach

“...an exceptional blend of character, contemporary living, and an enviable seaside lifestyle.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0350-2298-9680-2696-1585

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: ///reissued.enormous.without

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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