THE STORY OF

Moat Cottage

Old Hunstanton, Norfolk

SOWERBYS

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Moat Cottage

Old Hunstanton, Norfolk
PE36 6JS

Characterful Family Home

Unique location and Private Setting

Elegant Dining Room

Spacious Kitchen/Breakfast Room

Three Bedrooms

Two Bathrooms, Including A First-Floor En-Suite

Enclosed Private Courtyard Garden

Off-Road Parking and Double Garage

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Nestled within the exclusive private estate of Old Hunstanton Hall, this delightful character family home enjoys a truly unique and peaceful setting, offering an exceptional degree of privacy whilst remaining just a pleasant walk or short drive from the heart of the village and the renowned golden sandy beach.

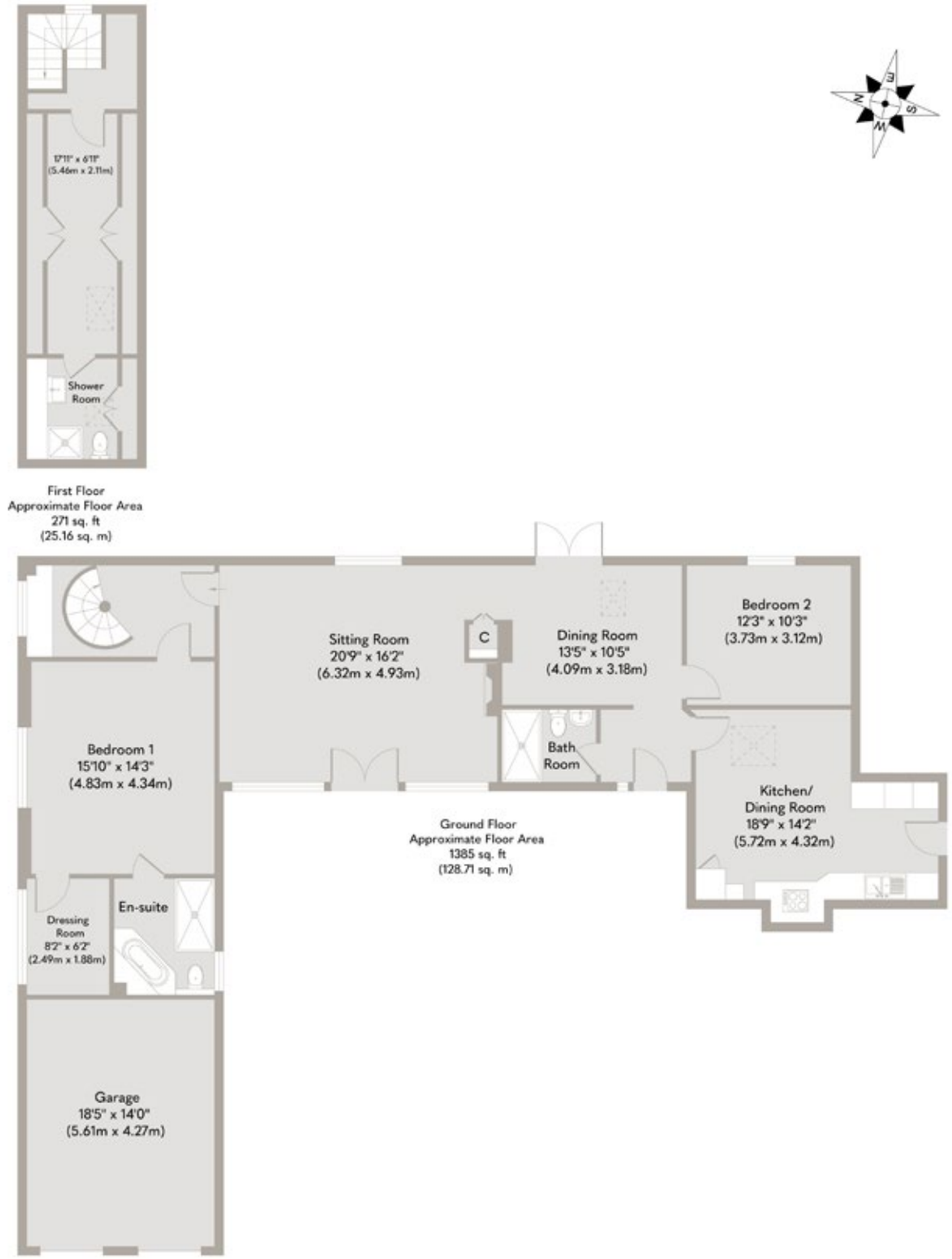
Brimming with charm and character, the property provides generous and versatile accommodation, ideally suited to family living. The welcoming formal sitting room, elegant dining room and spacious kitchen/breakfast room create an excellent range of reception spaces, perfect for both everyday life and entertaining.

The accommodation is thoughtfully arranged, with two well-proportioned bedrooms and a family bathroom located on the ground floor, while the first floor is dedicated to a further double bedroom benefiting from its own en-suite shower room, offering an ideal guest suite or principal bedroom.

Outside, the property continues to impress with a delightful enclosed courtyard garden, providing a private space for outdoor dining and relaxation. A particularly attractive feature is the beautiful seating area overlooking the historic moat, where tranquil views create an idyllic setting to unwind.

Further benefits include off-road parking and a double garage, adding practicality to this charming home.
Combining period character, generous accommodation and an enviable location within one of North Norfolk's most sought-after private estates, this is a rare opportunity to acquire a distinctive home in the picturesque village of Old Hunstanton.

An exceptional home in one of Old Hunstanton's most exclusive settings.



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.

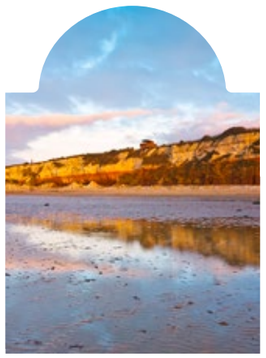
One of the village's most recognisable landmarks is the Grade I listed ruins of St Edmund's Chapel, dating back to the 13th century, which sits close to the cliff edge and overlooks the coastline. Nearby, the iconic Hunstanton Lighthouse continues to guide vessels along this stretch of the Wash, adding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

"Tranquil moat views create an idyllic setting to relax and unwind."

SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:-0443-3066-6201-5226-4200

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: ///priced.jolly.dozens

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SOWERBYS

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