



ADDRESS

Eastholme
Kings Loke, Hemsby
Norfolk
NR29 4HN

TENURE

Freehold

STATUS

Chain Free

L  LARKES

WWW.LARKES.CO.UK
SALES@LARKES.CO.UK
01493 330299



“AN UNSPOILT EDWARDIAN HOUSE OF PRESENCE AND POISE, SET WITHIN ESTABLISHED GROUNDS AND OFFERING RARE SCOPE FOR INTELLIGENT RENEWAL.”

Eastholme, Kings Loke, Hemsby, NR29 4HN

Freehold | 164.8 sq m (1,774 sq ft)

The Tour:

Set quietly along Kings Loke, Eastholme is a substantial early 20th-century house whose measured proportions, calm symmetry and enduring materials immediately signal its Edwardian pedigree. Occupying a mature plot of approximately 0.235 acres, the house has a composed, assured presence. It is understood to have served as officers' lodgings during the war years, a detail that adds historical texture without overshadowing what is, first and foremost, a finely built family house.

The front door opens into a generous central hallway, a space designed to establish rhythm and balance rather than hurry the eye. From here, the plan unfolds with clarity. To the front of the house, the living room and dining room sit side by side, each well-proportioned and filled with natural light. High ceilings and original detailing lend these rooms a quietly formal character, equally suited to entertaining and everyday family life.

To the rear, the accommodation becomes more relaxed. The kitchen sits to one side and is serviceable in its current form, offering clear scope to be reimaged as a contemporary family space. Adjacent lies the drawing room, a calmer reception room that opens directly into the timber-framed conservatory beyond.

Fully glazed and overlooking the garden, the conservatory forms a gentle threshold between house and landscape, drawing the outside in and extending the living space through the seasons.

Upstairs, the first floor is arranged around a central landing and provides four generously proportioned bedrooms, all enjoying good natural light and the reassuring ceiling heights of the period. Original fireplaces remain in several rooms, providing an authentic architectural framework for restoration. A family bathroom serves the floor and, like much of the house, presents an opportunity for sensitive modernisation.

Throughout, Eastholme has been cared for rather than reworked. Its fabric remains largely intact, allowing an incoming owner to approach renovation with intelligence and restraint—enhancing comfort while preserving character.

**FIND
YOUR
NEST**



**FIND
YOUR
NEST**

Bedroom detail



Vaulted conservatory with casement doors to the garden.

Outside:

The house sits within approximately 0.235 acres (951 sq m) of established grounds. To the front, a gravel driveway provides off-street parking and leads to an externally accessed garage, which also houses the oil-fired boiler.

To the rear, the garden opens into a broad lawn framed by mature planting and boundary trees, creating a sense of privacy and scale. Close to the house, paved and decked terraces sit naturally alongside the conservatory and are well positioned for outdoor dining and summer evenings. The proportions of the plot feel generous yet resolved, lending themselves to thoughtful landscaping rather than any suggestion of overdevelopment.

The Area:

Hemsby is a coastal village on the east Norfolk seaboard, valued for its expansive sandy beaches, rolling dunes and strong sense of local community. Kings Loke is a particularly peaceful residential address, removed from through traffic yet within easy reach of village shops, primary schooling and everyday amenities.

The wider area offers convenient access to the Norfolk Broads, while road links connect efficiently to Great Yarmouth and Norwich for mainline rail services, shopping and cultural life. The coastline here remains one of Norfolk's most compelling—open, elemental and seasonally dramatic—lending the village a character that feels both restorative and enduring.

Points to Consider:

Tenure: Freehold

Construction: Traditional early 20th-century construction (exact form to be confirmed)

Fenestration: Timber casement windows, double glazed (understood to be pre-1990s and likely requiring updating)

Heating: Oil-fired central heating via combination boiler (installed approx. 8 years ago; boiler located in garage)

Drainage: Private – septic tank

Tree Preservation Orders: An Oak and a Scots Pine (No.42011 T11 & T12)

Energy Performance Rating: F 28

Average Heating & Lighting Costs: £268 pcm*

Council Tax: Band D (£2,341.03)

Broadband: Up to Ultrafast available. 1800 Mbps download/220 Mbps upload †

School Catchment:

- Primary: Hemsby Primary School
- Secondary: Flegg High Ormiston Academy



Entrance hall



Living room with open fire



Living room detail



Dining room



FIND
YOUR
NEST

Drawing room



Primary bedroom



Landing



Patio and conservatory



Third bedroom



Original fireplaces



Fourth bedroom



Detail of fourth bedroom



Second bedroom



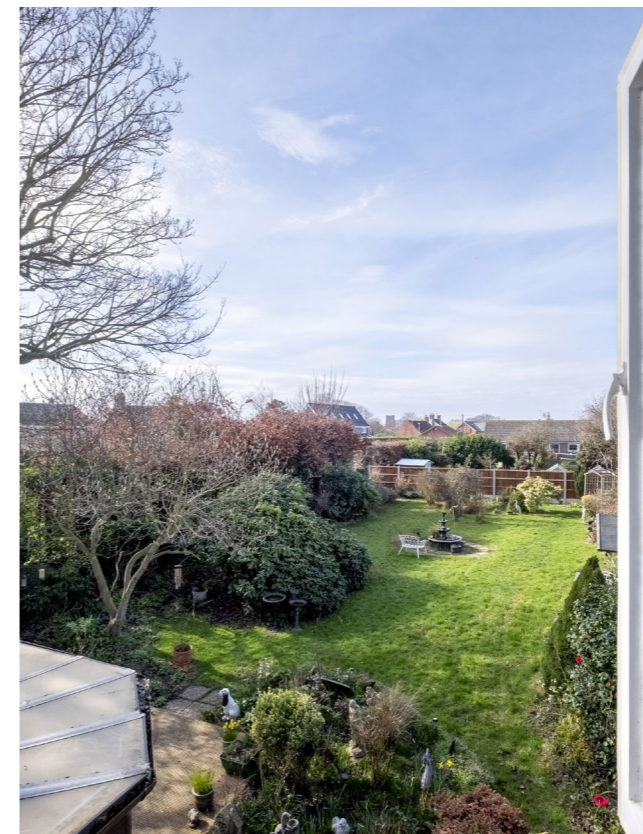
Family bathroom



Bathroom detail



Generous gardens



Distant views of the church

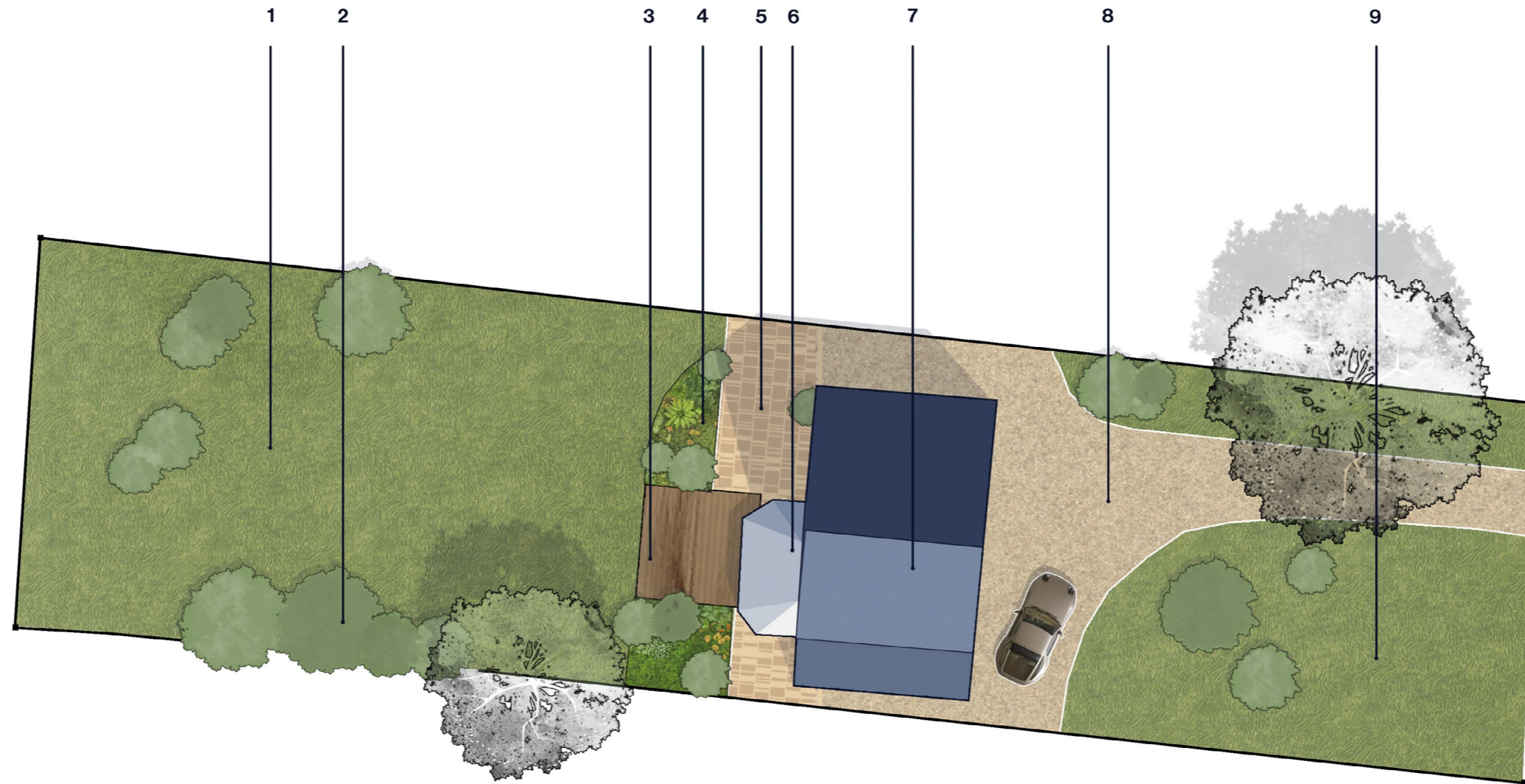
The Legal Bit:

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

* Figures taken from EPC estimate and may vary depending on usage and supplier rates

† Source: Ofcom broadband availability checker – subject to provider and package



- | | |
|----------------------------------|--------------------|
| 1. Rear gardens | 6. Conservatory |
| 2. Established boundary planting | 7. Residence |
| 3. Decking | 8. Gravel driveway |
| 4. Perennial borders | 9. Front gardens |
| 5. Paved patio | |

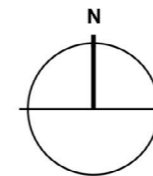
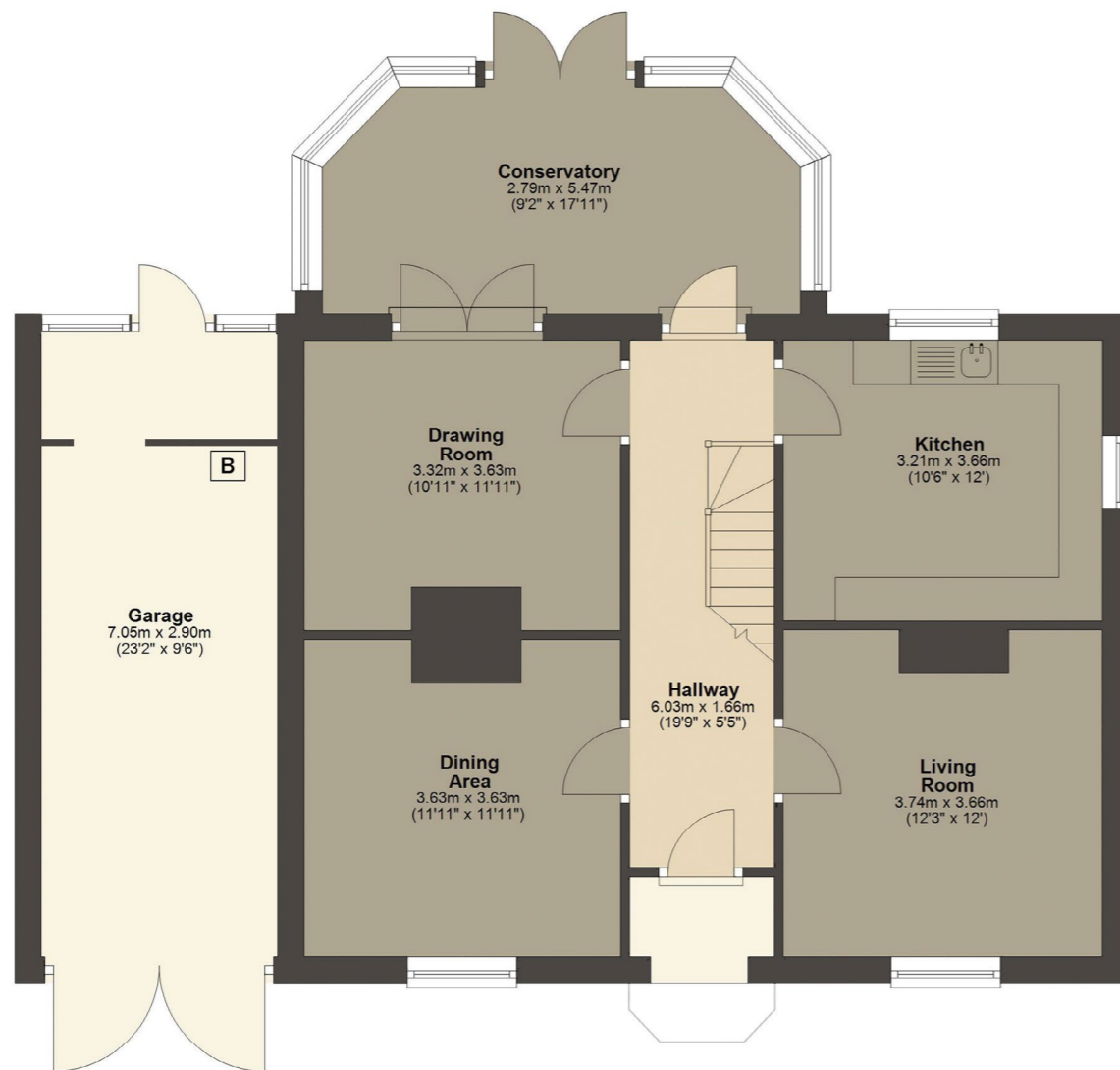
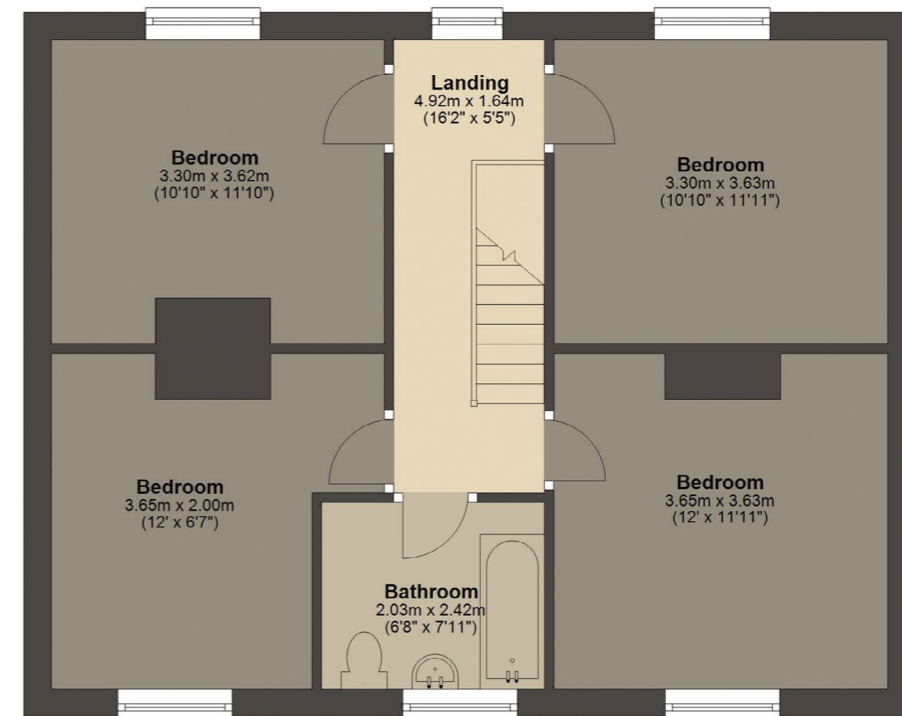


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data. Plan not to scale.

Illustration for identification purposes only,
 measurements are approximate. Plan not to

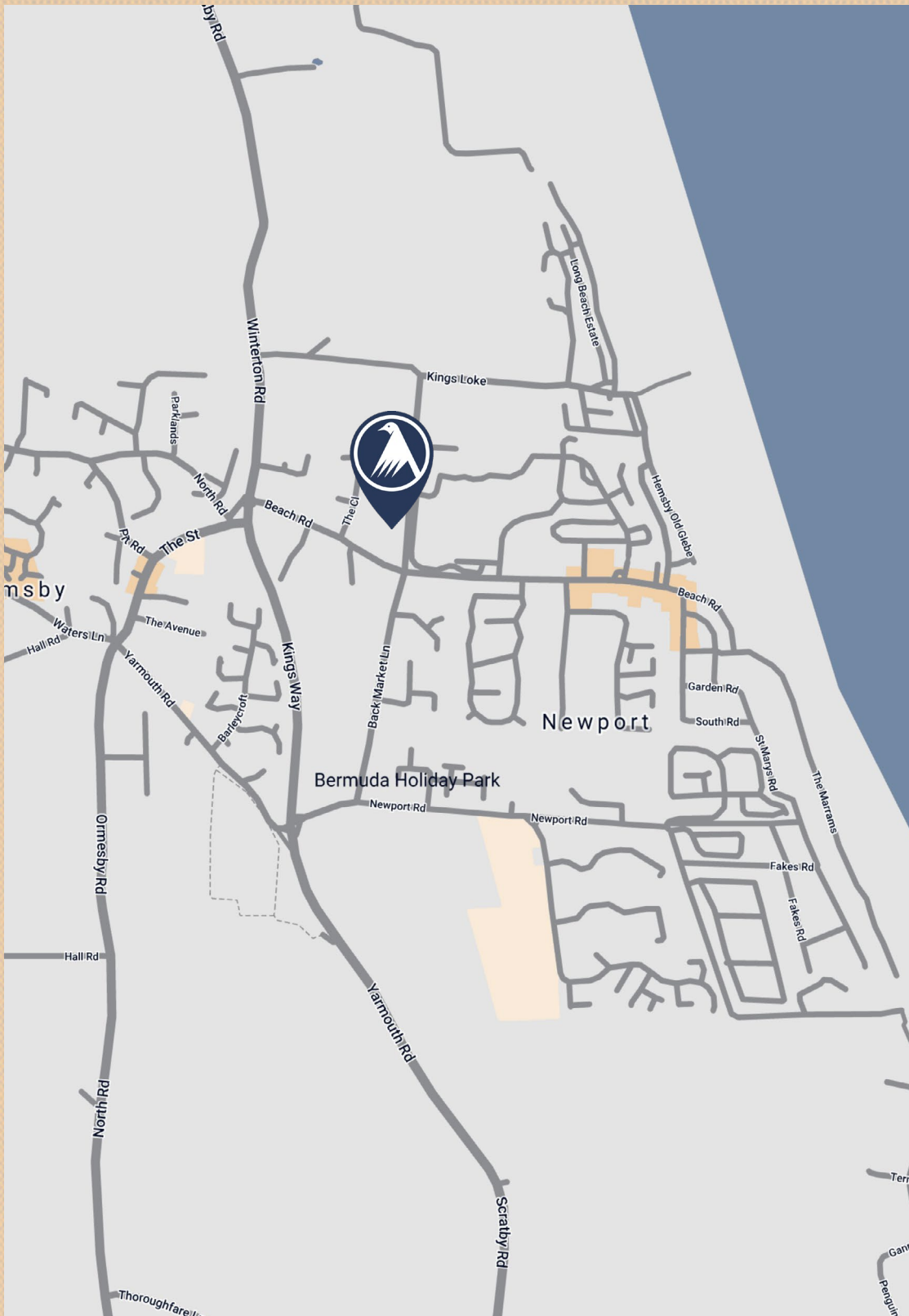


Ground Floor
 Approx. 100.7 sq. metres (1083.6 sq. feet)



First Floor
 Approx. 64.1 sq. metres (690.1 sq. feet)

Ref: 7397



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property