



The Squirrels

HOLME-NEXT-THE-SEA

SOWERBYS

Land & New Homes Specialists

S

INTRODUCING

The Squirrels

24 Eastgate, Holme-next-the-Sea,
Norfolk, PE36 6LL

Stylish Home Set Within
Approximately 0.56 Acre (STMS)

Open Views Over Grazing Meadows
and Village Church Tower

Impressive Open-Plan Living
Space with Garden Room

Four Bedrooms, All With En-Suites

Ground Floor Bedroom Suite for Flexible Living

Electric Gates with Ample Off Road Parking

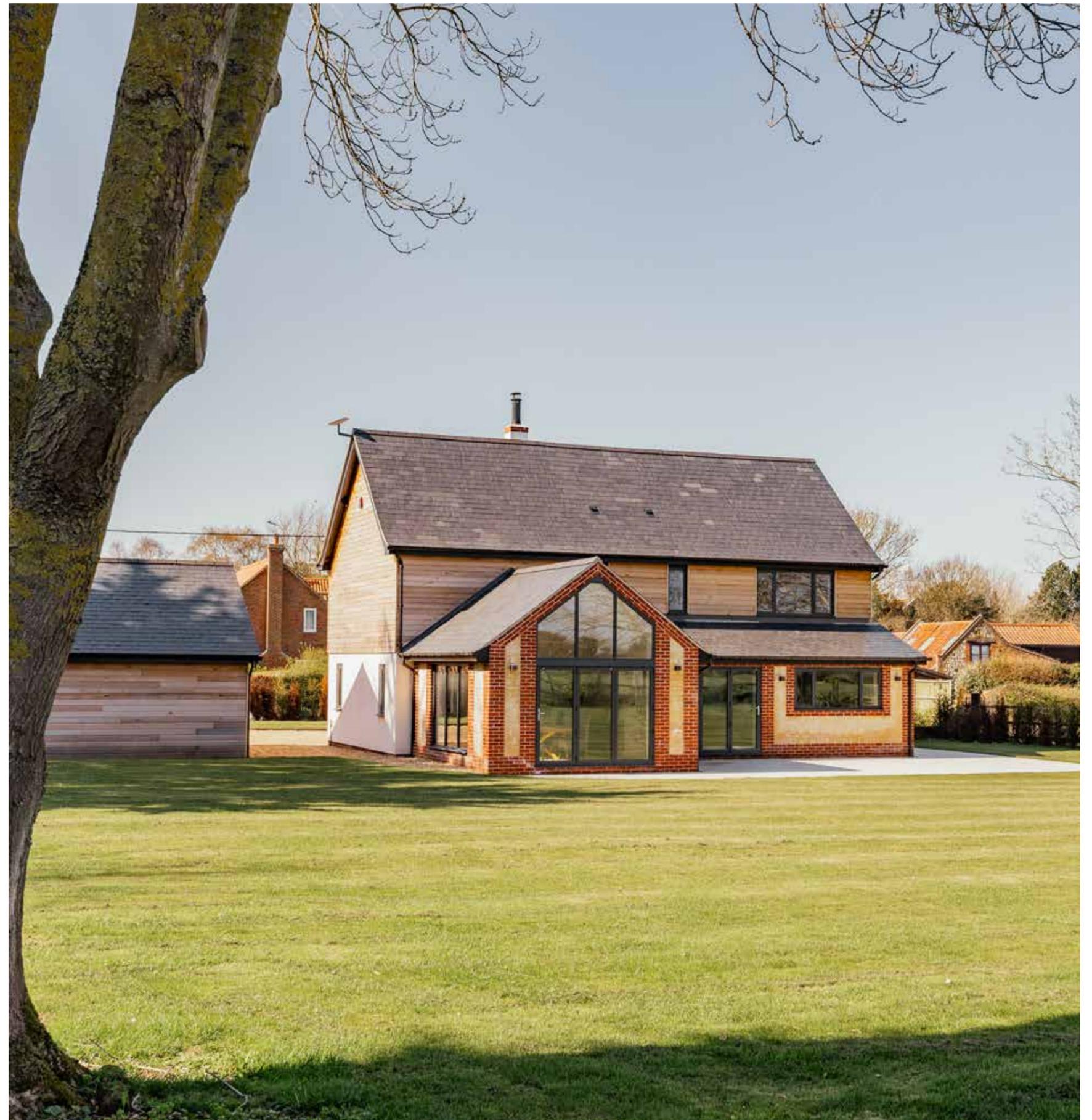
Double Garage with Electric Doors

No Onward Chain

SOWERBYS HUNSTANTON OFFICE

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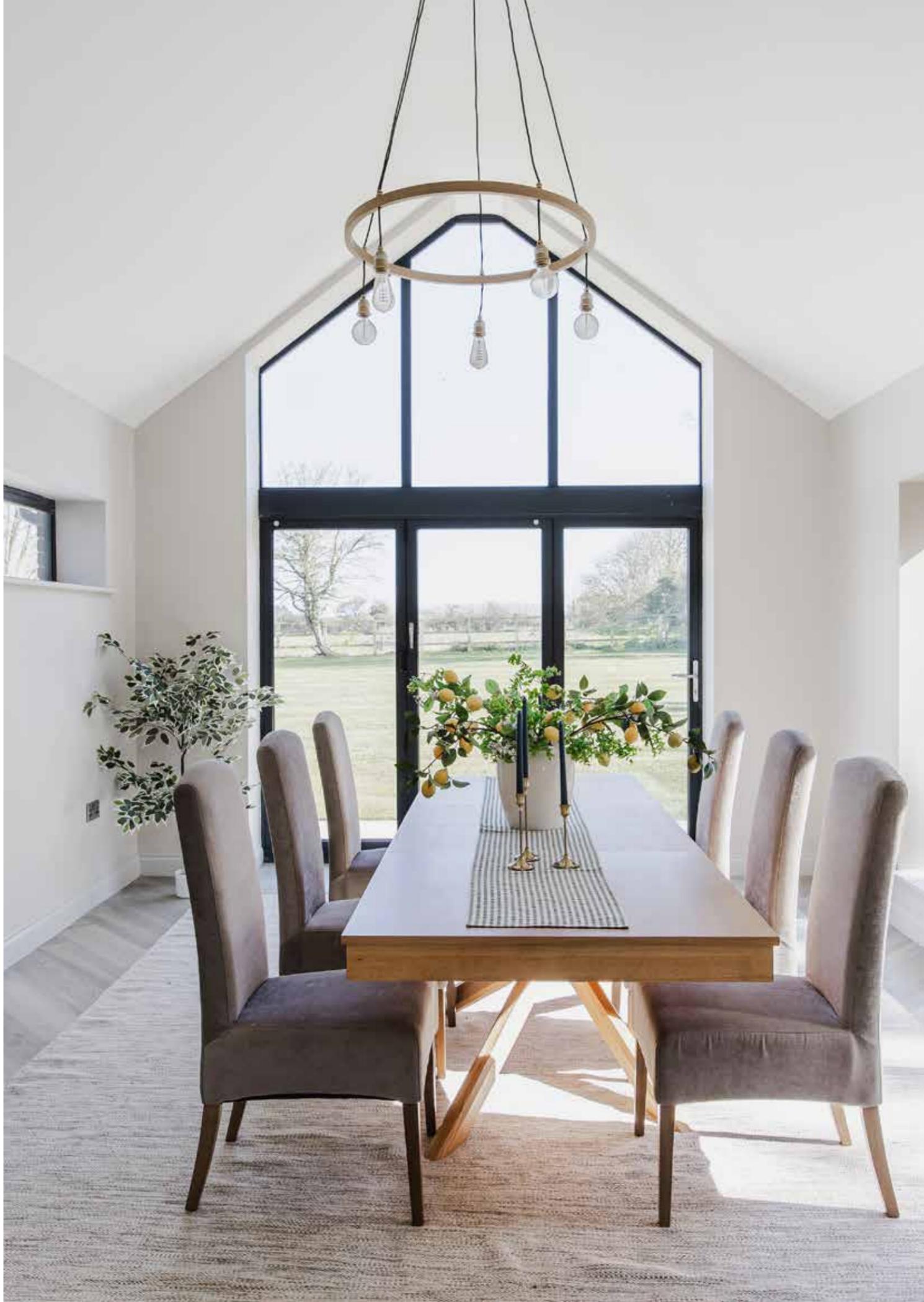


Set within just over half an acre (STMS), this beautifully designed home enjoys a particularly special position, with open views across grazing meadows to the side and rear, and the village church tower providing a gentle focal point to the front. Recently renovated and extended, the house has been thoughtfully arranged to make the most of its setting, creating a natural connection between inside and out.

At its heart lies an impressive open-plan living space, where the sitting room, kitchen/breakfast area and garden room flow seamlessly together. It is a space that evolves throughout the day - from relaxed mornings overlooking the garden, to evenings spent entertaining, with doors open to the outside. The kitchen is both practical and sociable, complemented by a separate utility room and cloakroom to support day-to-day living.

The layout offers a level of flexibility that suits a range of lifestyles. A ground floor bedroom with en-suite provides an ideal guest suite or accessible option, while upstairs, three further bedrooms each benefit from their own en-suite, ensuring comfort and privacy for family and visitors alike.







Outside, the gardens wrap around the house and extend into open lawn, blending gently into the surrounding meadows and enhancing the sense of space. Electric gates open onto ample off-road parking, with a double garage providing further storage or workshop potential.

With the coast and a well-regarded village pub within easy walking distance, this is a home that balances modern living with a setting that feels both peaceful and connected.





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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Holme-next-the-Sea

SERENE VILLAGE, STUNNING COAST,
RICH HISTORY

A very sought after coastal village, Holme-next-the-Sea has a huge expanse of beach and marshes.

This area makes this quiet village perfect for bird-watching. It also has a very good pub, The White Horse. An ancient ring of timbers discovered on Holme beach after a very low tide is believed to be a ritual burial site dating from Druid times. The Seahenge, as it is known, has been removed for conservation and is exhibited at Lynn Museum in King's Lynn.

The village is between Old Hunstanton and Thornham on the north Norfolk coast and is a short drive to the amenities in Hunstanton.

Hunstanton was established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Enjoy an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch and putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.



Note from Sowerbys



Holme-next-the-Sea

“...open views across grazing meadows to the side and rear, and the village church tower providing a gentle focal point to the front.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0071-3051-5206-8645-1200

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: ///wiggling.afterglow.hope

AGENT'S NOTE

There is an overage on the garden, which is only applicable if another property is built - please speak to branch for further details.
Some photos have been virtually staged to show how the property may look once furnished and is for representation only.

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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