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THE STORY OF

Ladybird Cottage

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

Ladybird Cottage

24a Homefields Road, Hunstanton
Norfolk, PE36 5HJ

Unique Detached Coastal Home

Tucked Away in a Private Position

Successful Holiday Let with
Established Income Potential

Two Generous Double Bedrooms

Principal Bedroom with En-Suite

Private Enclosed Garden

Off-Road Parking

Moments from the Beach, Town
Centre and Coastal Paths

Ideal Lock-up and Leave

No Onward Chain

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Tucked discreetly away along one of Hunstanton's most desirable residential roads, Ladybird Cottage is a home that quietly surprises. It has been thoughtfully transformed into a distinctive coastal retreat, where character and individuality combine with a wonderfully light-filled interior.

Designed with an imaginative upside-down layout, the principal living space occupies the first floor, making the most of the elevated outlook across the rooftops towards The Wash. Here, the open-plan kitchen, dining and sitting room is bathed in natural light, creating an inviting space equally suited to quiet mornings with a coffee as it is to entertaining family and friends. Opening onto a Juliet balcony, the living space embraces its coastal setting and offers a constant reminder that the beach is only a short stroll away.

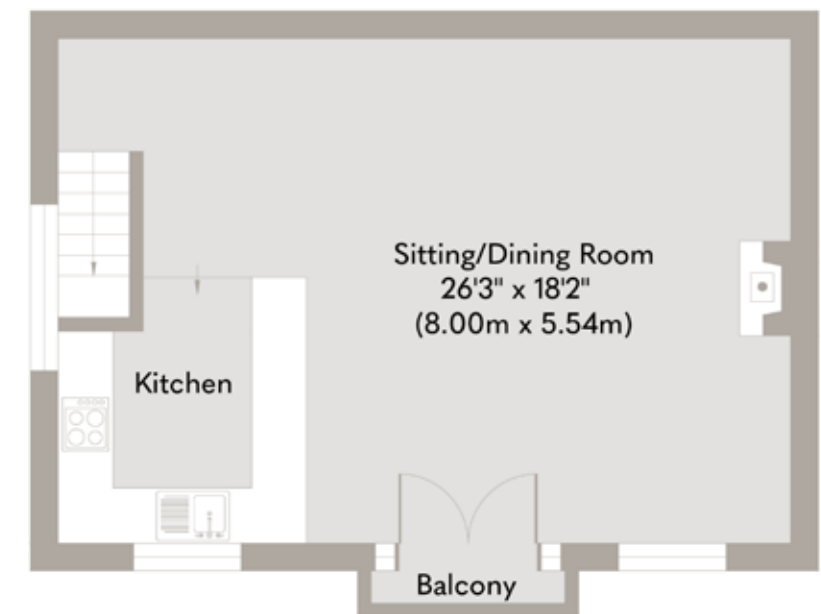
Downstairs, two generous double bedrooms provide peaceful accommodation, with the principal bedroom enjoying the comfort of an en-suite. Outside, the enclosed garden offers a private haven to unwind after a day by the sea, while off-road parking completes the practicality of this unique home.

Ladybird Cottage is perfectly placed to enjoy everything Hunstanton has to offer. Wander into the town for independent cafés and restaurants, spend afternoons exploring the Norfolk coastline, or take the coastal path to neighbouring Old Hunstanton. Whether as a permanent home, a weekend escape or an investment in one of Norfolk's most popular seaside destinations, this is a property that offers a lifestyle every bit as appealing as the home itself.

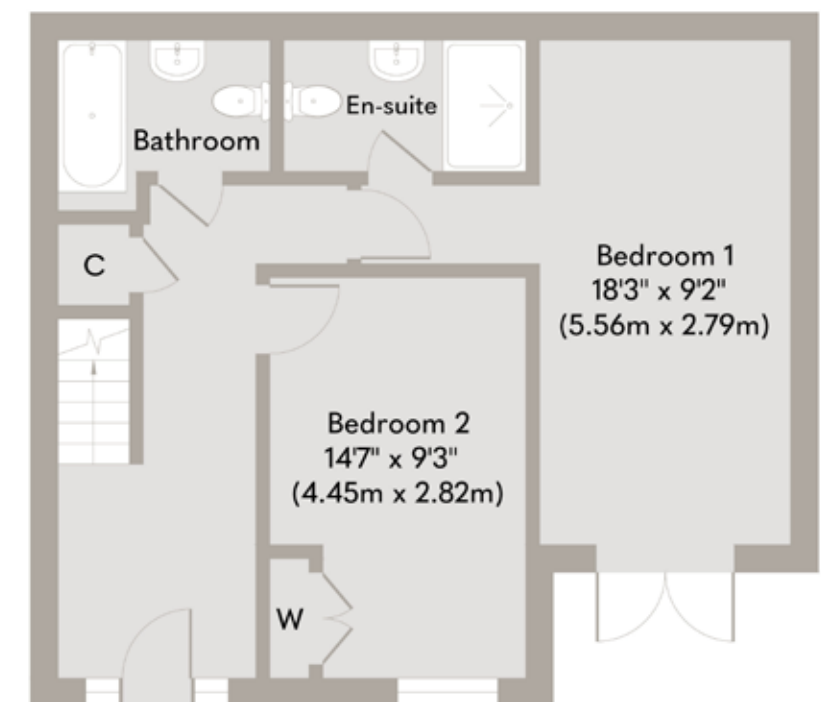


A wonderfully light-filled coastal retreat, just moments from the beach.





First Floor
Approximate Floor Area
484 sq. ft
(44.93 sq. m)



Ground Floor
Approximate Floor Area
565 sq. ft
(52.52 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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Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



Note from Sowerbys



"A home where character, individuality and coastal living come together beautifully."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Currently unbanded due to being a holiday let.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///emulating.interest.tall

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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