THE STORY OF

6 Lower Lincoln Street

Hunstanton, Norfolk

SOWERBYS

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6 Lower Lincoln Street

Hunstanton, Norfolk
PE36 6DD

No Onward Chain

Charming Arts and Crafts Character Home

Traditional Carstone Construction

Excellent Location, Sea Views from Front Garden

Formal Front Sitting Room

Separate Snug

Kitchen with Adjoining Dining Room

Traditional Garden Room

Three Bedrooms and Family Bathroom

Driveway and Garage

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This delightful Arts and Crafts character home, constructed in traditional Carstone, a distinctive and locally unique building material synonymous with the area, enjoys an enviable location, ideally positioned within easy reach of the seafront and town centre. Full of charm, character and individuality, the property offers a wonderfully inviting home with a lovely balance of traditional features and comfortable living spaces.

Properties of this character and heritage are rarely offered to the market, and this home is no exception. It has been cherished by just three previous owners for more than 30 years, making this a particularly rare opportunity to acquire a much-loved home with a fascinating sense of history and longevity.

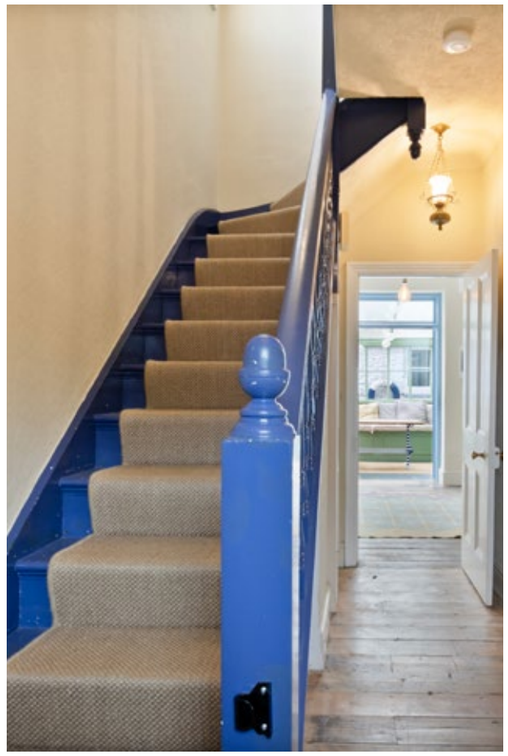
On entering, the formal sitting room to the front provides a warm and welcoming space to relax, while the dining area off the kitchen offers an ideal setting for entertaining or enjoying meals with family and friends. A separate snug provides a more informal space to unwind, and the traditional garden room is a particularly lovely addition, the perfect spot to settle down with a good book and enjoy views over the garden.

To the first floor are three bedrooms, together with a family bathroom, providing comfortable accommodation for families, guests or those looking for a coastal escape.

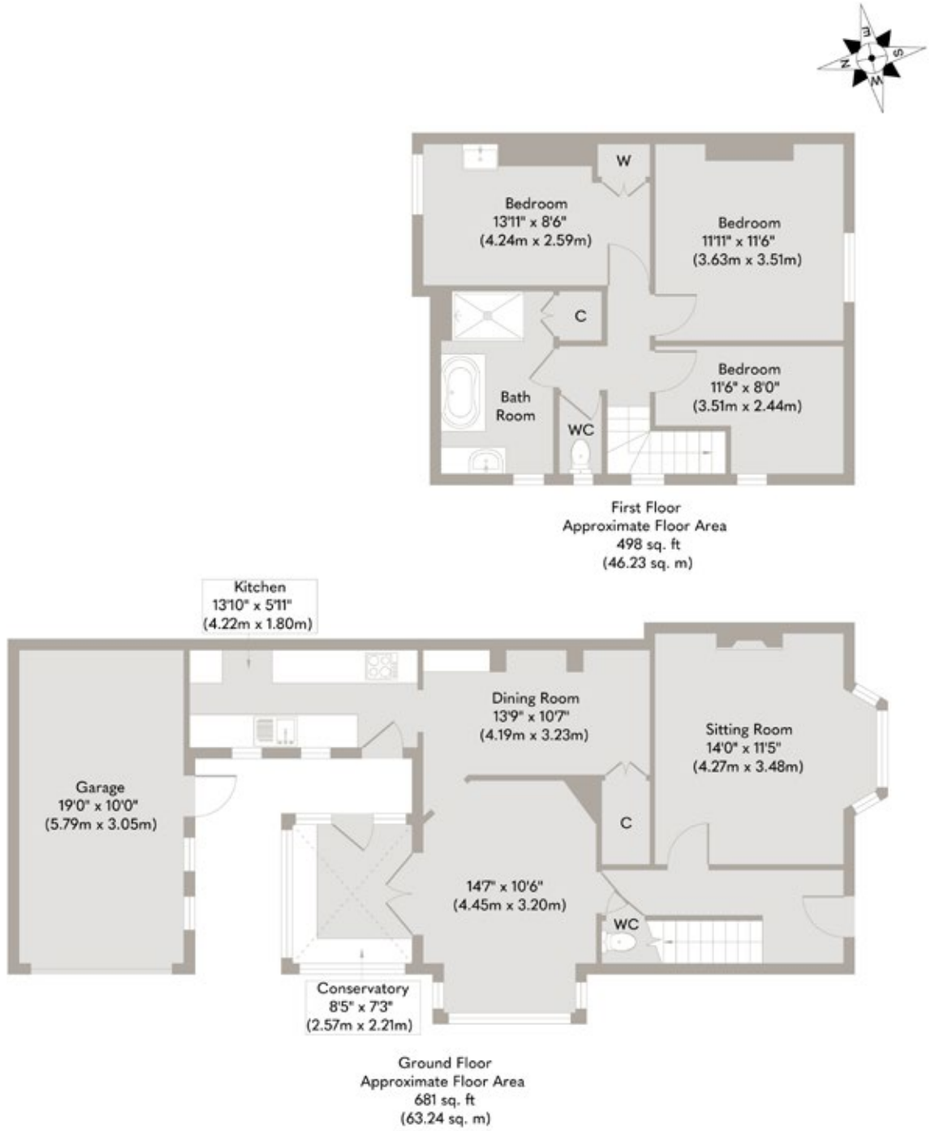
Outside, the garden is a manageable and private space with beautiful sea views, ideal for enjoying a morning coffee, or firing up the barbecue during the warmer months. The property also benefits from a private driveway and garage, a valuable feature so close to the coast and town centre.

In addition to being a much-loved home, the property has also been successfully used as a holiday let on occasion, offering an attractive opportunity for those considering a coastal property with potential for additional income.

Whether you are looking for a permanent home, weekend retreat, holiday let or coastal investment, this charming and rarely available Arts and Crafts home offers an appealing combination of architectural character, history, versatility and an enviable coastal location.



> The home is peaceful, unique, characterful, and spacious.



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 the Vendor

"I've loved being so close to the sea, with Lincoln Square just a few minutes' walk away, it is the perfect spot for sunset views followed by beach walks."

SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 9130-2654-2000-2192-2971.

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: ///sailors.exit.threading

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SOWERBYS

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