



THE STORY OF

The Barn

Old Hunstanton, Norfolk

SOWERBYS



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The Barn

Old Hunstanton, Norfolk
PE36 6JS

Exciting Redevelopment Opportunity

Attractive Character Cottage in an
Exceptional Coastal Setting

Enchanting Position Within the Historic
Grounds of Old Hunstanton Hall

Short Walk to the Village Centre and
Sandy Old Hunstanton Beach

Light-Filled Vaulted Sitting Room
with a Wonderful Sense of Space

Three Well-Proportioned Bedrooms
and a Family Bathroom

Planning Permission Granted for Extensive
Redevelopment and Open Plan Living

Spacious Attached Garage with
Ample Driveway Parking

Mature Wraparound Gardens

Rare Opportunity in One of Old
Hunstanton's Most Desirable Locations

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Set within the historic and enchanting grounds of Old Hunstanton Hall, this attractive character cottage occupies a truly memorable position, combining heritage, privacy and an exceptional coastal lifestyle. Just a short walk from the heart of the village and the sandy shores of Old Hunstanton beach, the property presents an ideal opportunity for both full-time living and relaxed coastal escapes.

The accommodation is well balanced and filled with natural light throughout. The vaulted sitting room is a particular highlight, creating an immediate sense of space and atmosphere, enhanced by its impressive ceiling height and generous glazing. This inviting room provides a wonderful focal point for both everyday living and entertaining. A well-proportioned family kitchen sits at the heart of the home and offers excellent functionality, while retaining the character expected of a property of this nature.

There are three comfortable double bedrooms, all well served by a family bathroom, providing flexible accommodation for families, guests or home working.

Redevelopment Potential

Further potential is offered through existing planning permission. The ground floor can be reconfigured to provide spacious, light, open-plan living, as shown on the Proposed Drawings (page reference to be confirmed). Externally, planning permission has also been approved to extend the driveway, construct bin stores, improve the footpath, and install a garden terrace/fences.



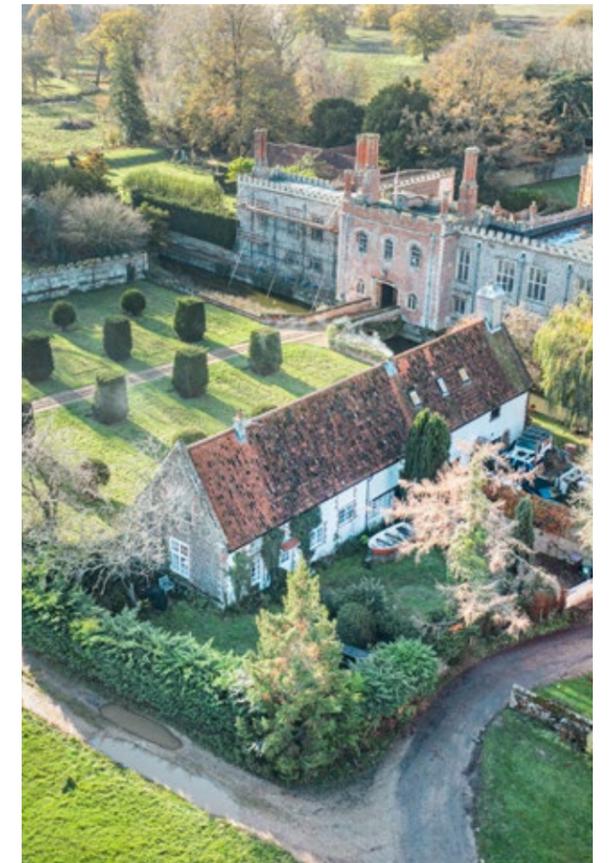


Comfortable accommodation with three double bedrooms and planning to redevelop.





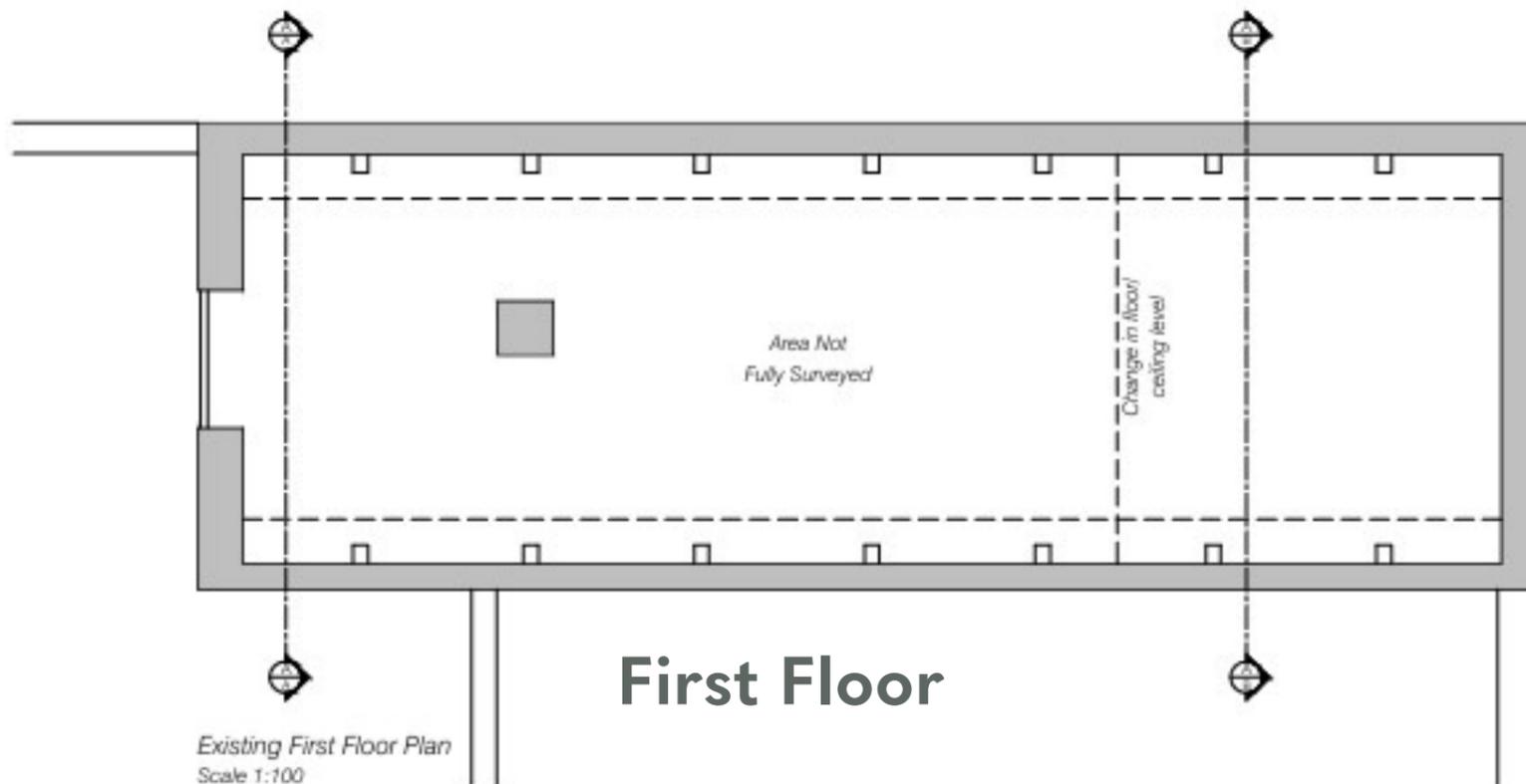
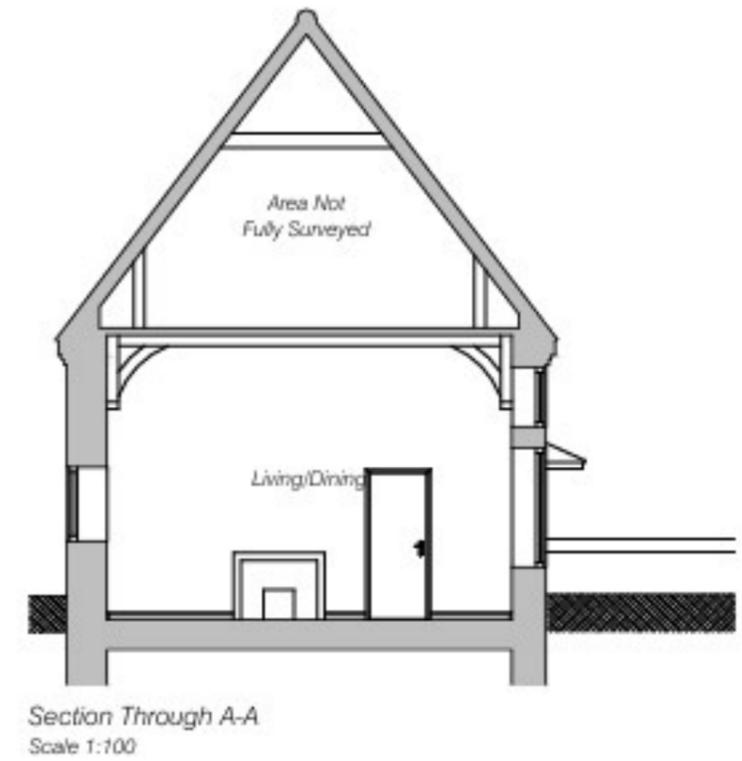
Outside, the cottage is complemented by a spacious attached garage and ample driveway parking. The wraparound garden extends across the front and side of the property and is mainly laid to lawn, bordered by mature plants, shrubs and trees that provide a high degree of privacy. Overall, this is a rare chance to acquire a charming home in an outstanding historic setting, moments from the coastline.



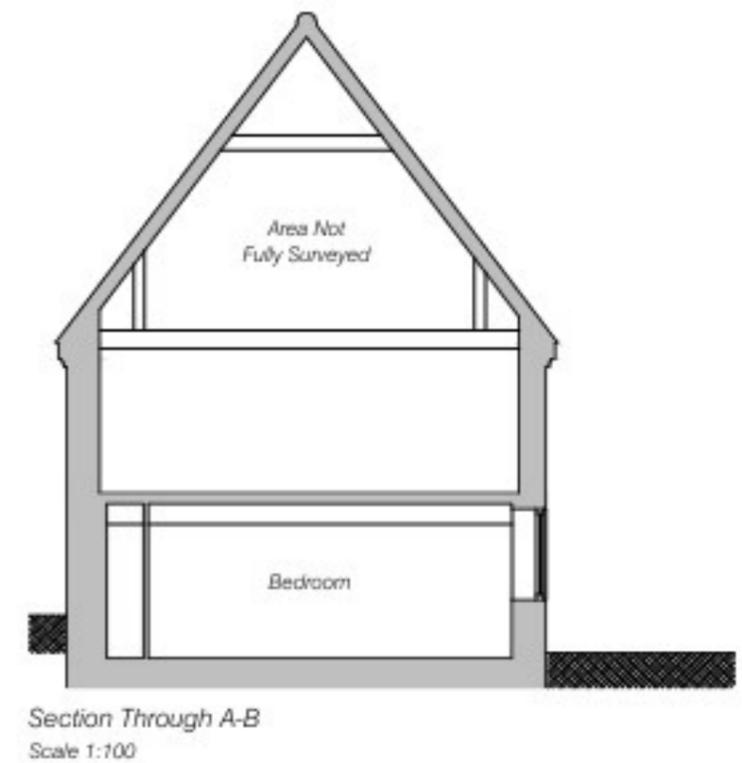
Existing Property



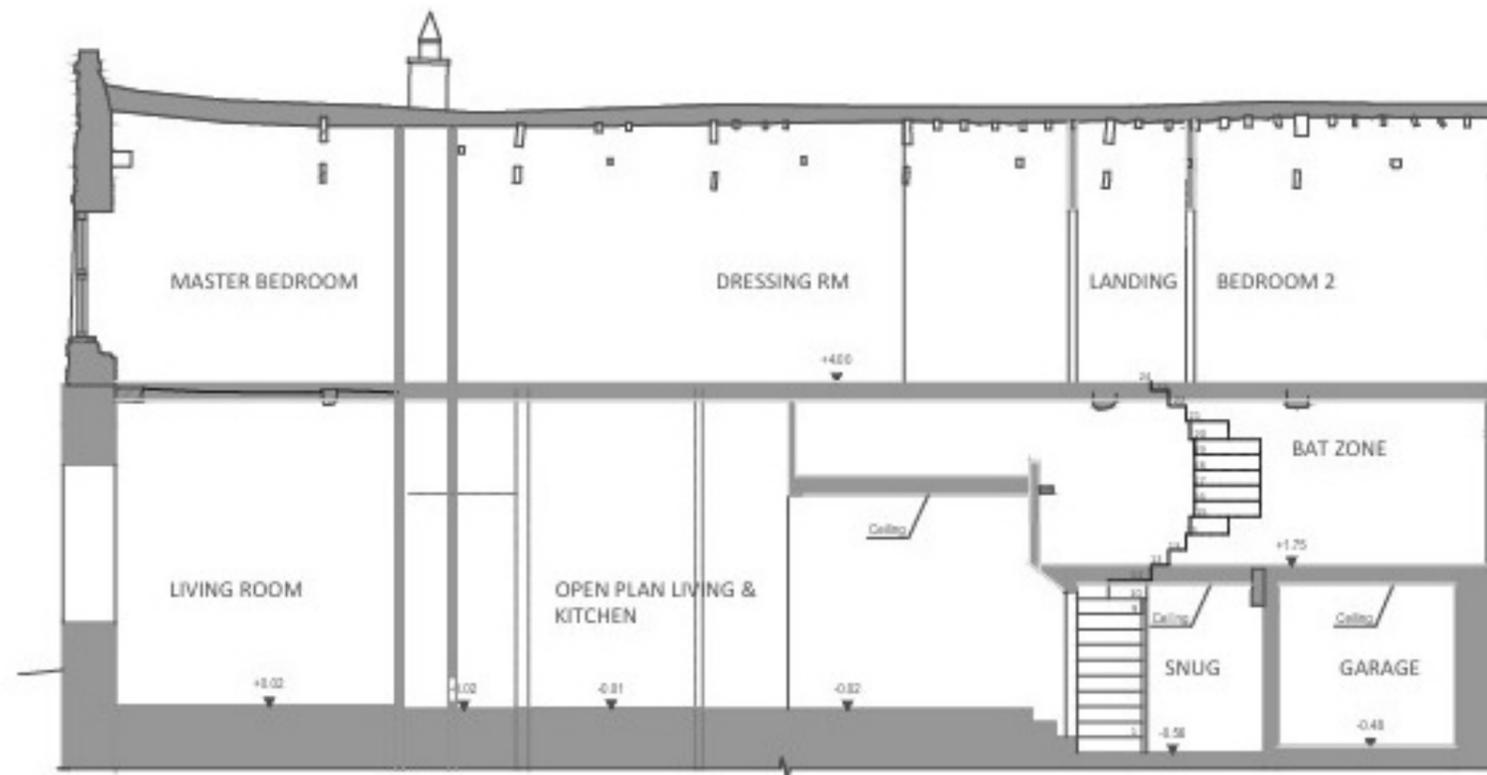
Ground Floor



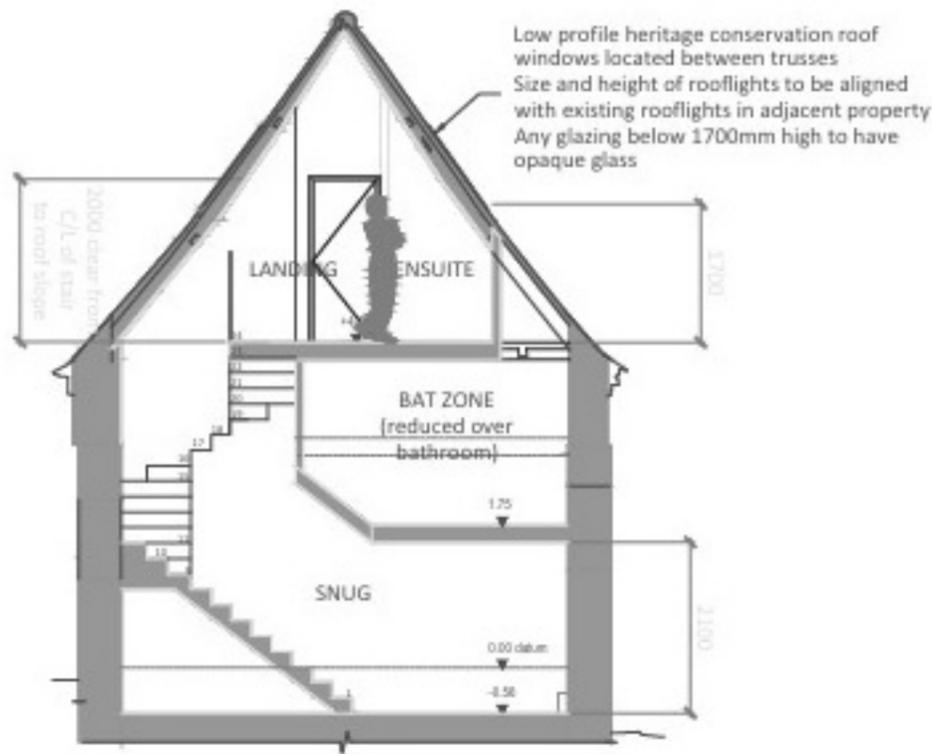
First Floor



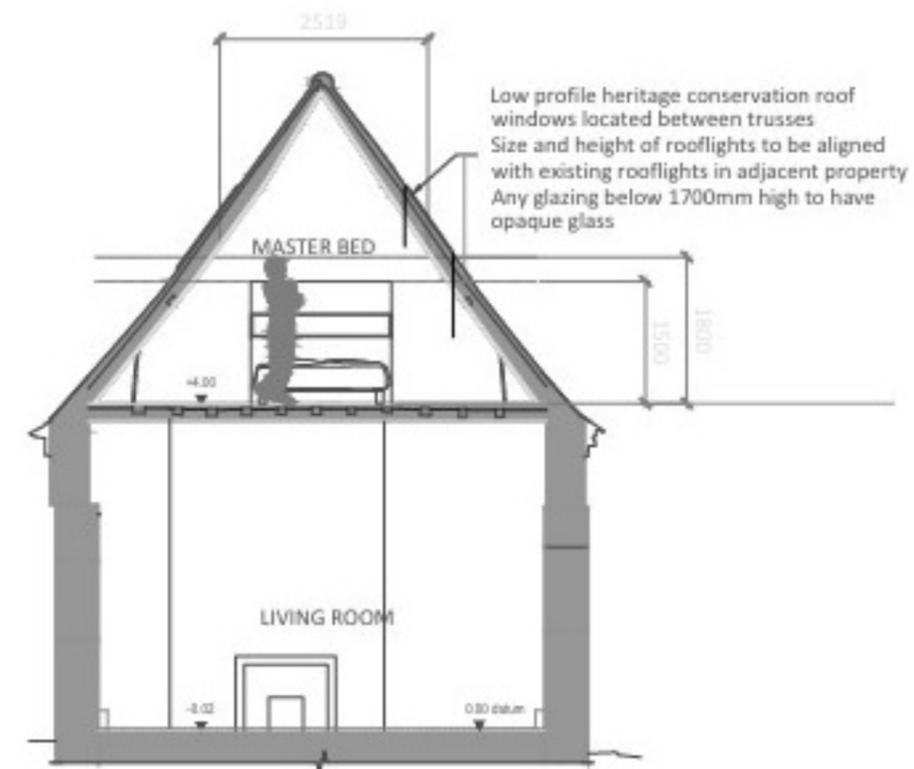
Planning Permission for Proposed Redevelopment



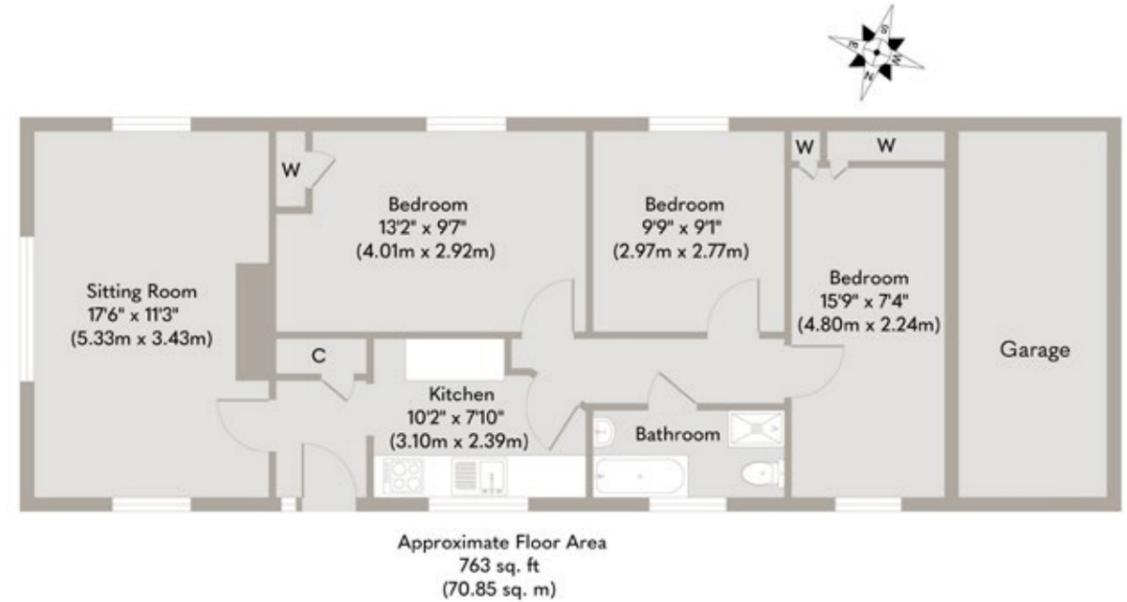
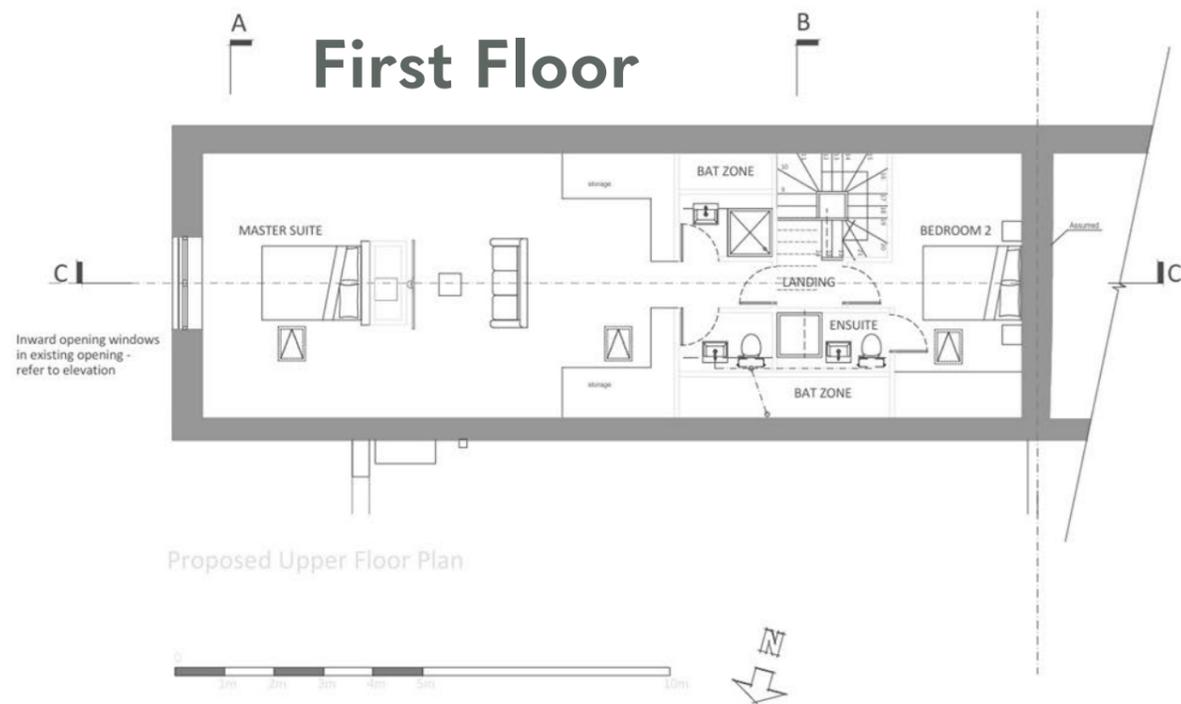
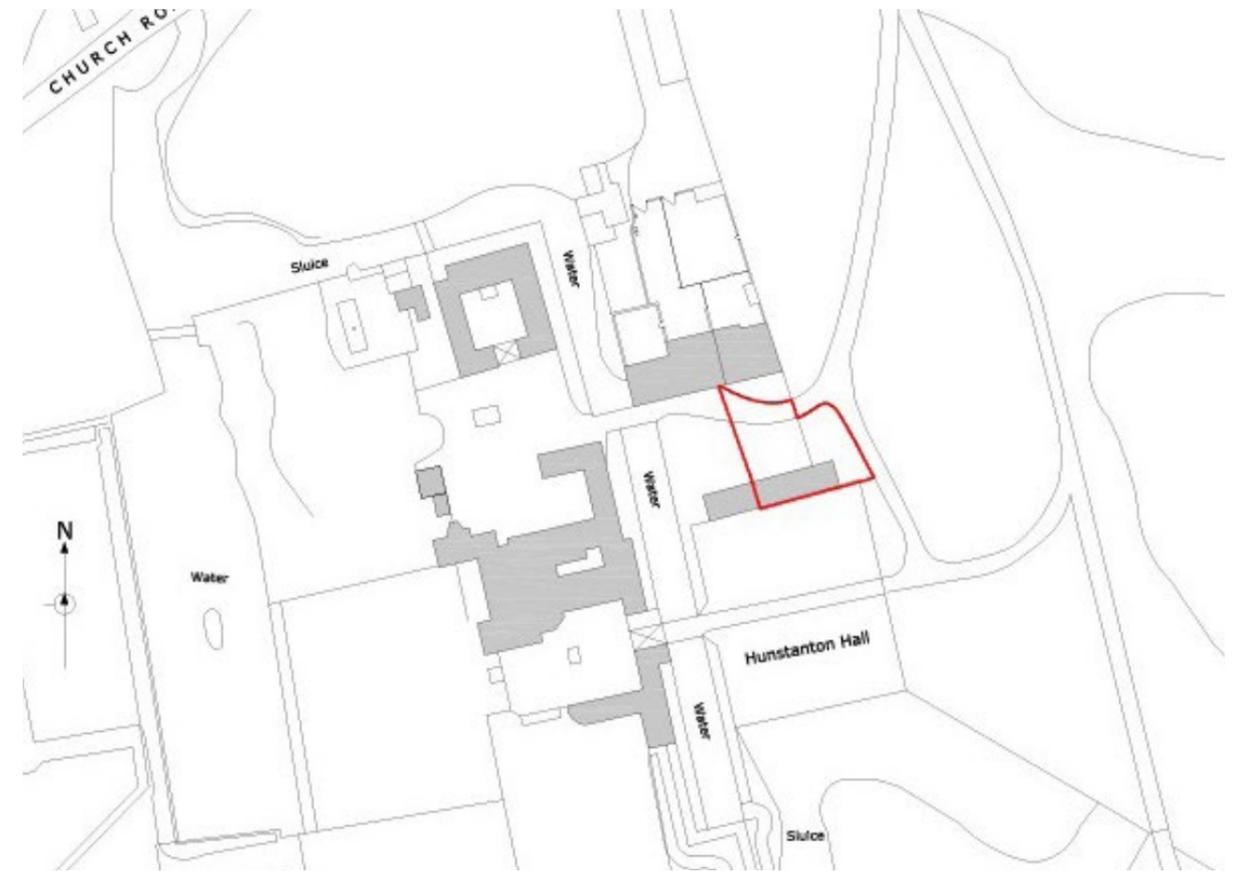
Proposed Section CC



Proposed Section BB thru Snug and stair



Proposed Section AA thru Master Bed



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

It's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Home to some of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes.

Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia.

Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home. Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster.

After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing.

Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.



Note from Sowerbys



Hunstanton Hall, neighbouring property.

“A charming character cottage in a historic coastal setting, moments from the village and beach.”



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 6636-6922-6500 0110-8292

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: ///method.lands.blatantly

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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