



THE STORY OF

# The Masters House

*Old Hunstanton, Norfolk*

SOWERBYS



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# The Masters House

76 Old Hunstanton Road, Old Hunstanton,  
Norfolk PE36 6HX

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Beautifully Restored Period Family Home

Grade II Listed Former School Master's House

Stunning Blend of Original Character and  
Contemporary Style

Bespoke Handcrafted Kitchen

Four Bedrooms, Two with En-Suits

Three Beautifully Appointed Bathrooms

Professionally Landscaped Gardens for Relaxing  
and Entertaining

Private Driveway with Ample Parking and Garage

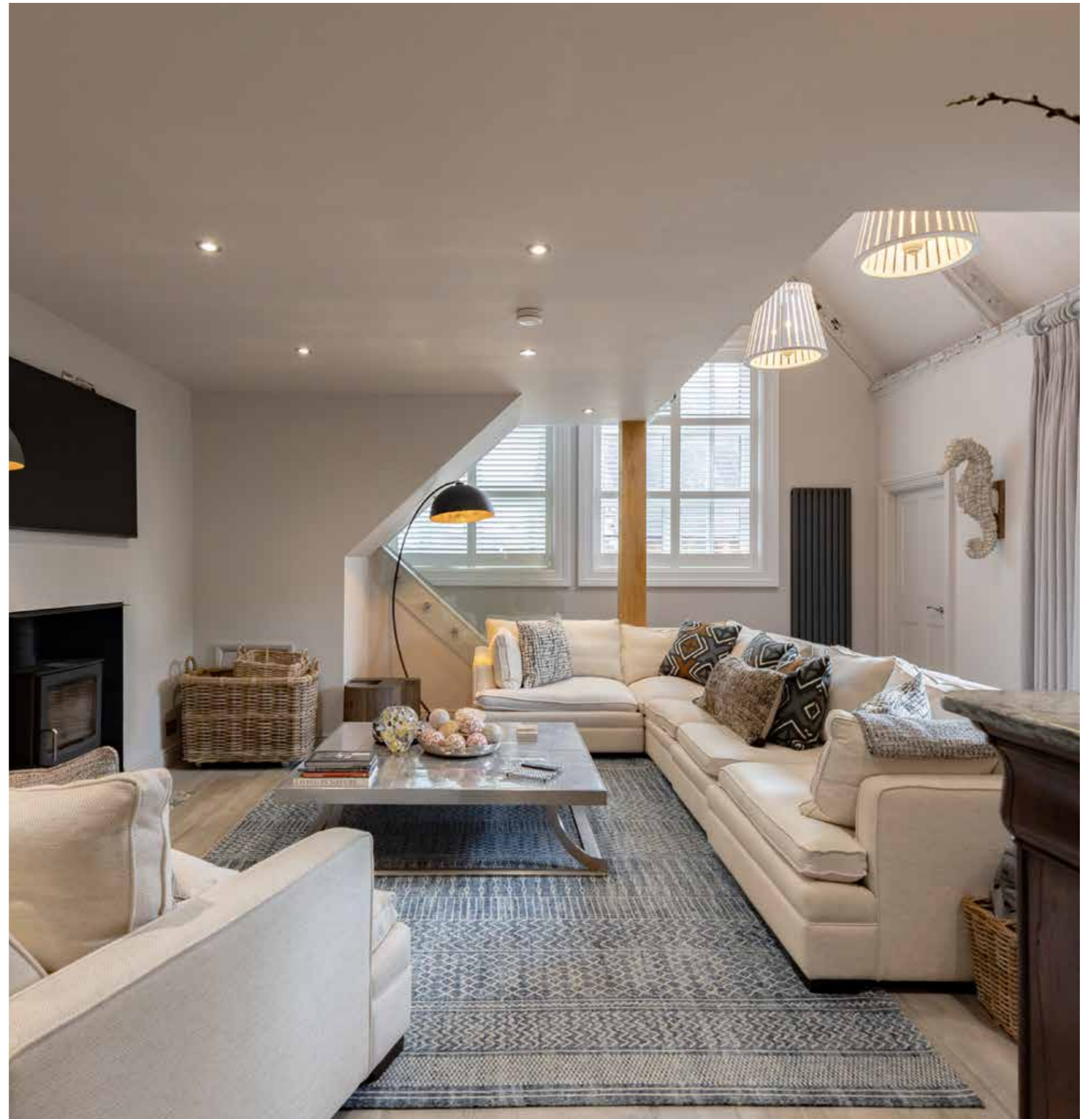
Prime Old Hunstanton Location,  
Moments from The Beach

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**SOWERBYS HUNSTANTON OFFICE**

01485 533666

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Occupying an enviable position in the heart of the highly coveted coastal village of Old Hunstanton, this distinguished grade II listed residence, once the School Master's House serving the village's original primary school, is a home of considerable charm and provenance. Beautifully restored and thoughtfully reimaged by the current owners, it offers an elegant blend of timeless character and refined contemporary living, just moments from one of the North Norfolk coast's most celebrated stretches of golden sandy beach.

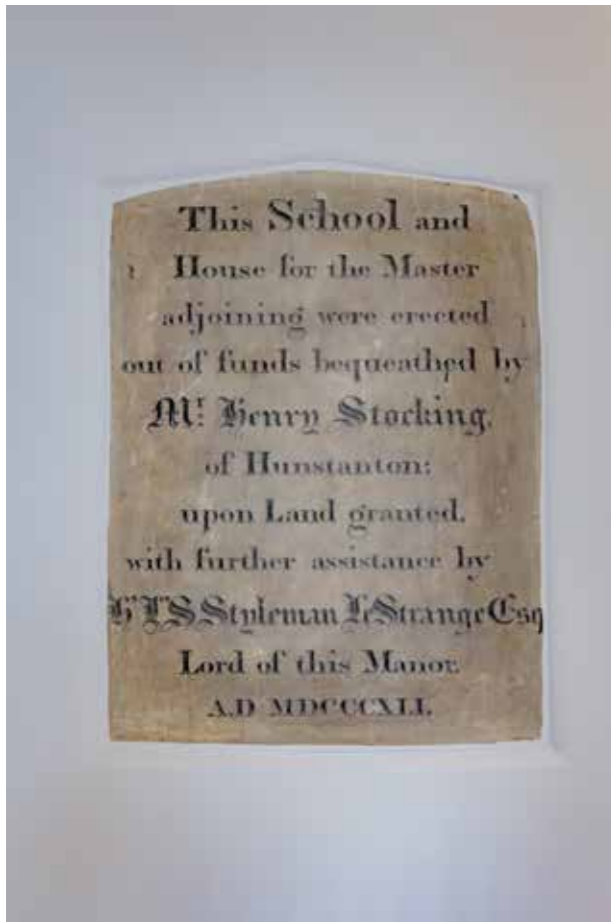
The interiors have been sympathetically refurbished to an exacting standard, respecting the heritage of the property whilst introducing a sophisticated sense of style throughout, including porcelain floors throughout the ground floor.

The beautifully proportioned reception room is bathed in natural light, creating an elegant yet relaxed space in which to unwind. Equally impressive, the formal dining room is centred around a magnificent stone fireplace, providing a striking focal point for intimate family meals and larger-scale entertaining alike.

Undoubtedly the heart of the home is the exquisite bespoke kitchen, expertly redesigned by the current owners to create a space that is as beautiful as it is practical. Combining high-quality craftsmanship with carefully considered finishes, it offers an inviting environment where family and friends naturally gather.

The principal accommodation comprises three bedrooms, including one with its own luxurious en-suite, complemented by a beautifully appointed family bathroom. A fourth guest bedroom, accessed via its own private staircase and also benefiting from an en-suite shower room, provides exceptional versatility, ideal for visiting family, independent guests or multi-generational living.





This School and  
House for the Master  
adjoining were erected  
out of funds bequeathed by  
Mr Henry Stocking  
of Humstanton:  
upon Land granted  
with further assistance by  
G S Styleman & Strange Esq  
Lord of this Manor  
A.D. MDCCXLII.





The principal accommodation comprises three generously proportioned bedrooms, including a superb principal suite with its own luxurious en-suite, complemented by a beautifully appointed family bathroom. A fourth guest bedroom, accessed via its own private staircase and also benefiting from an en-suite shower room, provides exceptional versatility, ideal for visiting family, independent guests or multi-generational living.

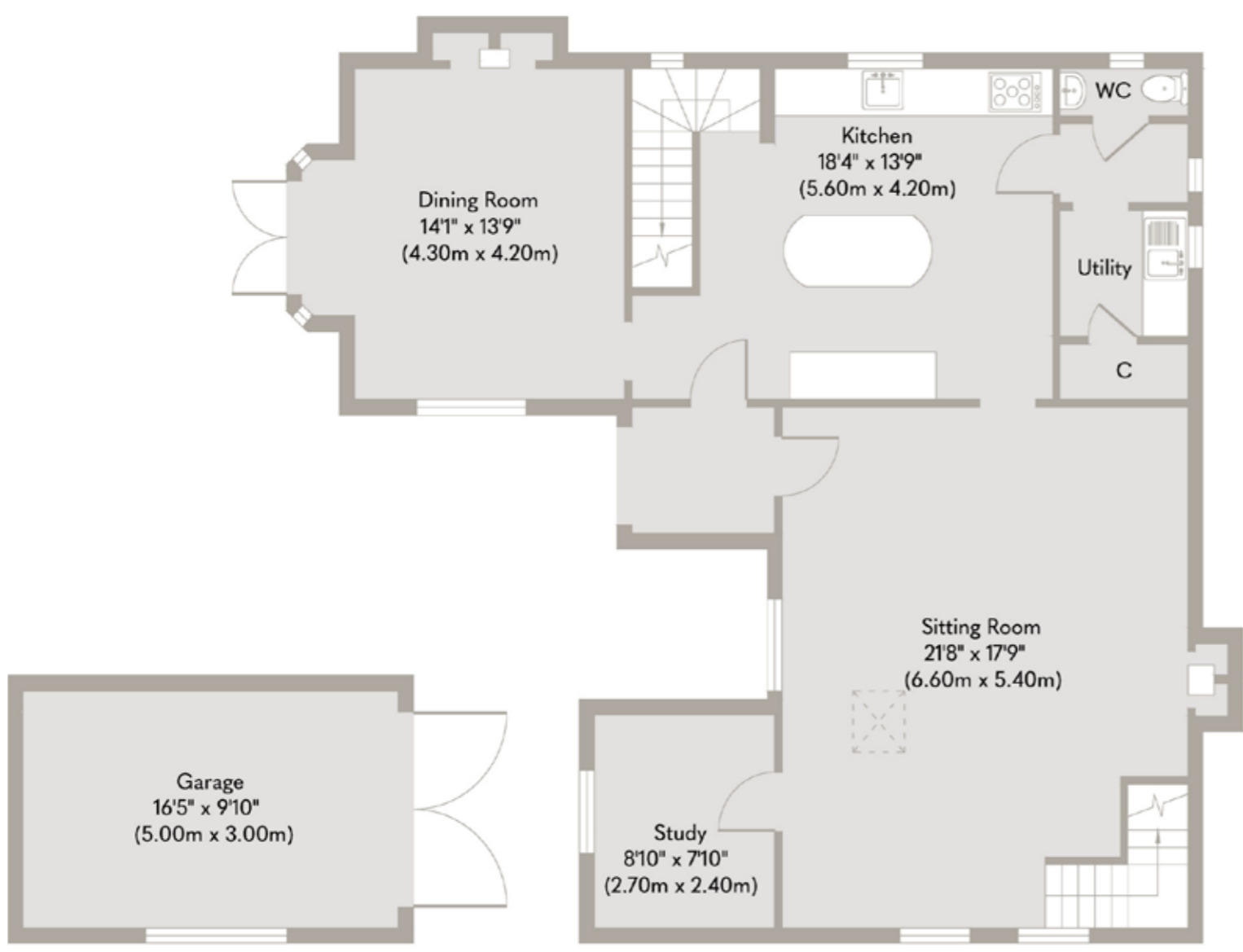
Outside, the professionally landscaped gardens have been designed as a series of tranquil outdoor rooms, providing an idyllic setting for entertaining, al fresco dining or simply enjoying the peace and privacy of this exceptional location. A fully equipped outdoor kitchen further enhances the entertaining space, while an irrigation system ensures the gardens remain beautifully maintained throughout the seasons. Beyond, a private driveway provides parking for three cars and leads to the garage.

Old Hunstanton enjoys an enduring reputation as one of the region's most desirable villages, where an exceptional quality of life is complemented by an outstanding range of amenities. From leisurely walks along the unspoilt coastline to rounds on the renowned championship links golf course, and memorable dining at the village's Michelin-starred restaurant, every element of this remarkable setting lends itself equally to permanent family living or an exclusive coastal retreat.



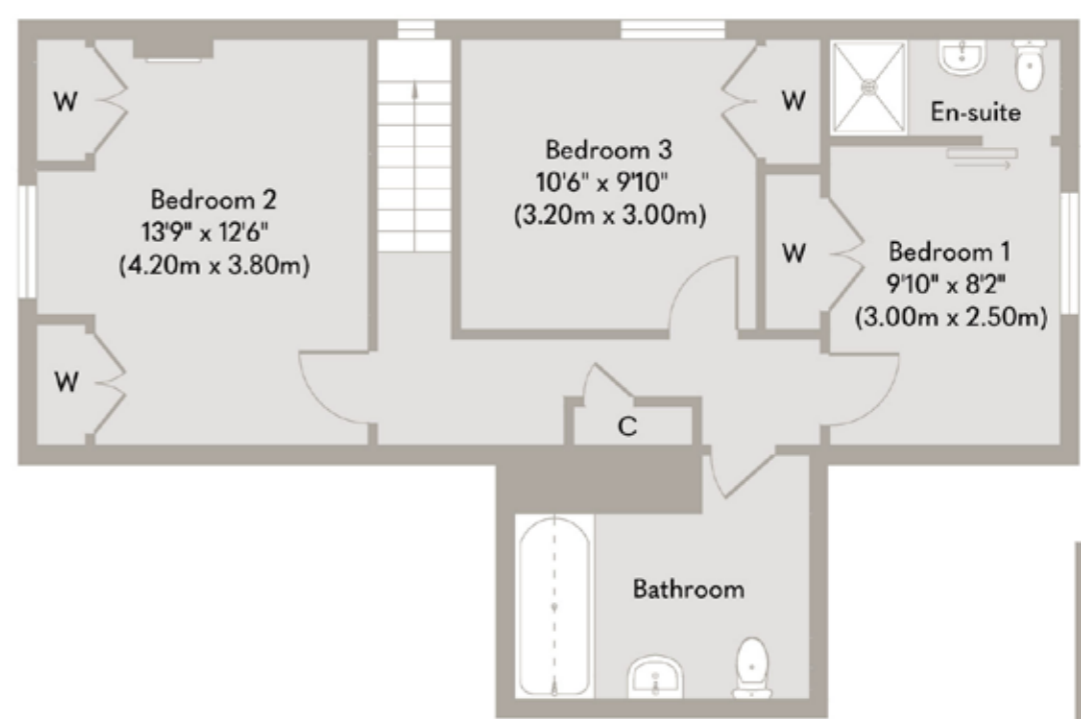
Coastal living at its finest.



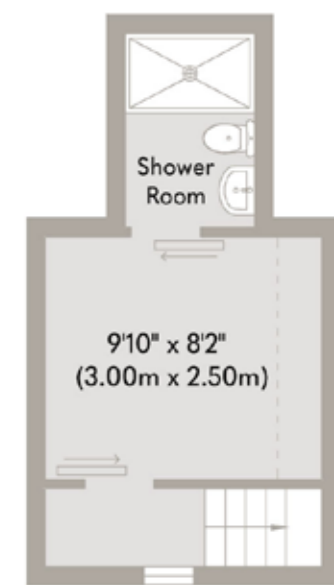


**Garage**  
Approximate Floor Area  
161 sq. ft  
(15.00 sq. m)

**Ground Floor**  
Approximate Floor Area  
1,028 sq. ft  
(95.53 sq. m)



**First Floor**  
Approximate Floor Area  
592 sq. ft  
(54.98 sq. m)



**Mezzanine**  
Approximate Floor Area  
141 sq. ft  
(13.14 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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# Old Hunstanton

A POPULAR DESTINATION COME HOLIDAY OR HOME

Old Hunstanton is a highly regarded coastal village on the North Norfolk coast, known for its distinctive striped cliffs, wide sandy beach and unspoilt coastal landscape. It offers an appealing mix of character homes, converted properties and contemporary coastal residences, all set within easy reach of the shoreline and countryside walks.

One of the village's most recognisable landmarks is the Grade I listed ruins of St Edmund's Chapel, dating back to the 13th century, which sits close to the cliff edge and overlooks the coastline. Nearby, the iconic Hunstanton Lighthouse continues to guide vessels along this stretch of the Wash, adding to the village's historic maritime character.

Old Hunstanton Golf Club provides a traditional links course highly regarded for its coastal setting, while nearby Royal West Norfolk Golf Club offers another prestigious championship links course set against the dramatic backdrop of the marshes and shoreline.

For dining and hospitality, the village offers a strong selection including The Lodge, The Ancient Mariner and The Neptune, the latter being a Michelin-starred restaurant widely recognised for its fine dining and seasonal menus. A village store and craft centre provide everyday essentials and independent shopping, while additional amenities can be found in nearby Hunstanton.

The coastline itself is a major attraction, with long stretches of golden sand, beach huts and dunes leading into the Wash. The area is particularly known for its sunsets over the sea, attracting visitors year-round. The coastal path offers extensive walking routes, with opportunities to explore neighbouring villages such as Holme-next-the-Sea, Thornham and Brancaster.

Old Hunstanton is also well served by the Coasthopper bus route, providing convenient coastal connections between local villages and towns along North Norfolk's shoreline.



*Note from Sowerbys*



“Just moments from one of the North Norfolk coast's most celebrated sandy beaches.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref: - 2410-3111-9151-8355-4157

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: ///airbrush.amazed.refills

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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