

THE STORY OF

50 Old Hunstanton Road

Old Hunstanton, Norfolk

SOWERBYS

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50 Old Hunstanton Road

Old Hunstanton, Norfolk
PE36 6QA

Detached House

Sitting Room

Snug/TV Room

Kitchen

Utility Room

Four Bedrooms

Three Bathrooms

Den/Games Room

Ample Parking

Excellent Decorative Order

Fully Furnished

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Occupying an enviable position in the heart of this highly sought-after coastal village, this impressive detached family home enjoys an exceptional location just a few minutes' walk from the golden sands of Old Hunstanton beach and its renowned championship golf course.

Offering beautifully balanced accommodation, versatile living space and an appealing blend of comfort and contemporary style, this is a wonderful home perfectly suited to family life, multi-generational living or those seeking a refined coastal retreat.

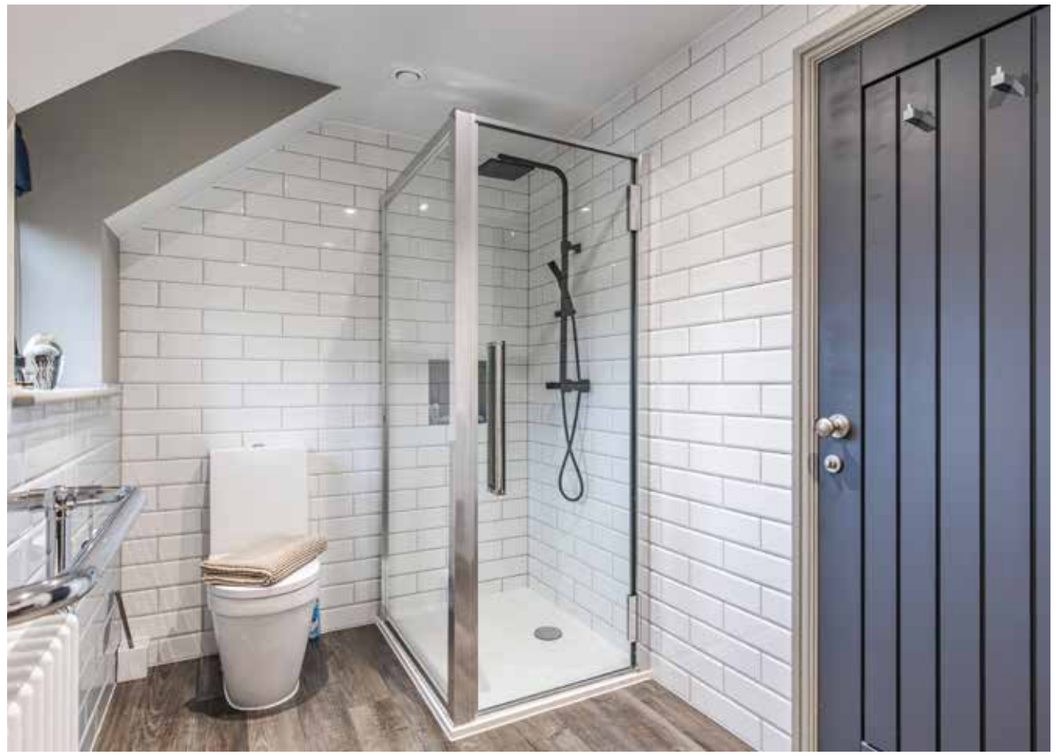
At the heart of the home is a modern kitchen/dining room, providing an inviting space for everyday living and entertaining, complemented by an adjacent utility room. The light and airy sitting room offers a welcoming place to relax, with doors opening directly onto the rear garden, creating an effortless connection between indoor and outdoor living. A separate snug provides a cosy additional reception room, currently arranged as a cinema room but equally well suited to a home office or quiet retreat. Further enhancing the versatility of the ground floor is a bedroom served by a shower room, an excellent arrangement for extended family, guests or multi-generational living.

The first floor continues to impress, with three generous double bedrooms, including a principal bedroom with its own en-suite facilities, alongside a separate family bathroom.









Outside, the private rear garden offers a lovely balance of lawn and patio, providing ample space for outdoor dining, entertaining or simply unwinding in the warmer months. A particularly useful addition is the converted garage, now arranged as a den and games room, offering valuable extra space for hobbies, leisure or family enjoyment.

Combining a superb village setting with the wonderful lifestyle afforded by Old Hunstanton's beaches, golf course and coastal surroundings, this is an appealing and versatile home in a location that is difficult to surpass. For sale with all contents included (excluding wall hung pictures), the home is ready for its new owners to move in and begin their new coastal lifestyle.









First Floor
Approximate Floor Area
607 sq. ft
(56.36 sq. m)



Ground Floor
Approximate Floor Area
950 sq. ft
(88.22 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



"...a refined coastal retreat in a location that is difficult to surpass."

SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 0380-2568-1610-2696-7621

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: //koala.reserving.limitless

AGENT'S NOTE

The property is being sold fully furnished with all contents available, with the exception of the pictures on the walls.

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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