



THE STORY OF

# Ellinbrook

*Hunstanton, Norfolk*

SOWERBYS



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# Ellinbrook

37 Avenue Road, Hunstanton, Norfolk  
PE36 5HW

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Substantial Period Home in a Prime Location

Impressive Reception Hall with Original  
Stained Glass and Characterful Staircase

Generous Ground-Floor Living  
Accommodation with Direct Garden Access

Stylish Kitchen with Island, Range  
Cooker and Large Pantry

Versatile Basement, Ideal as a Home Office,  
Gym, Games Room or Additional Bedroom

Six En-Suite Bedrooms Arranged  
Across the First and Second Floors

Flexible Accommodation Well Suited  
to Family Life and Visiting Guests

Conveniently Positioned Close to  
the Seafront and Town Centre

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**SOWERBYS HUNSTANTON OFFICE**

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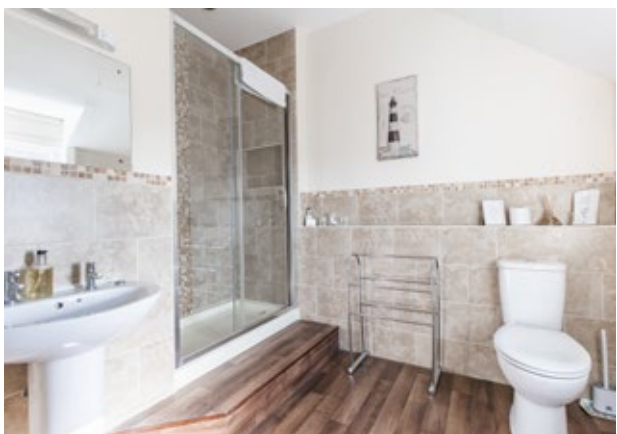


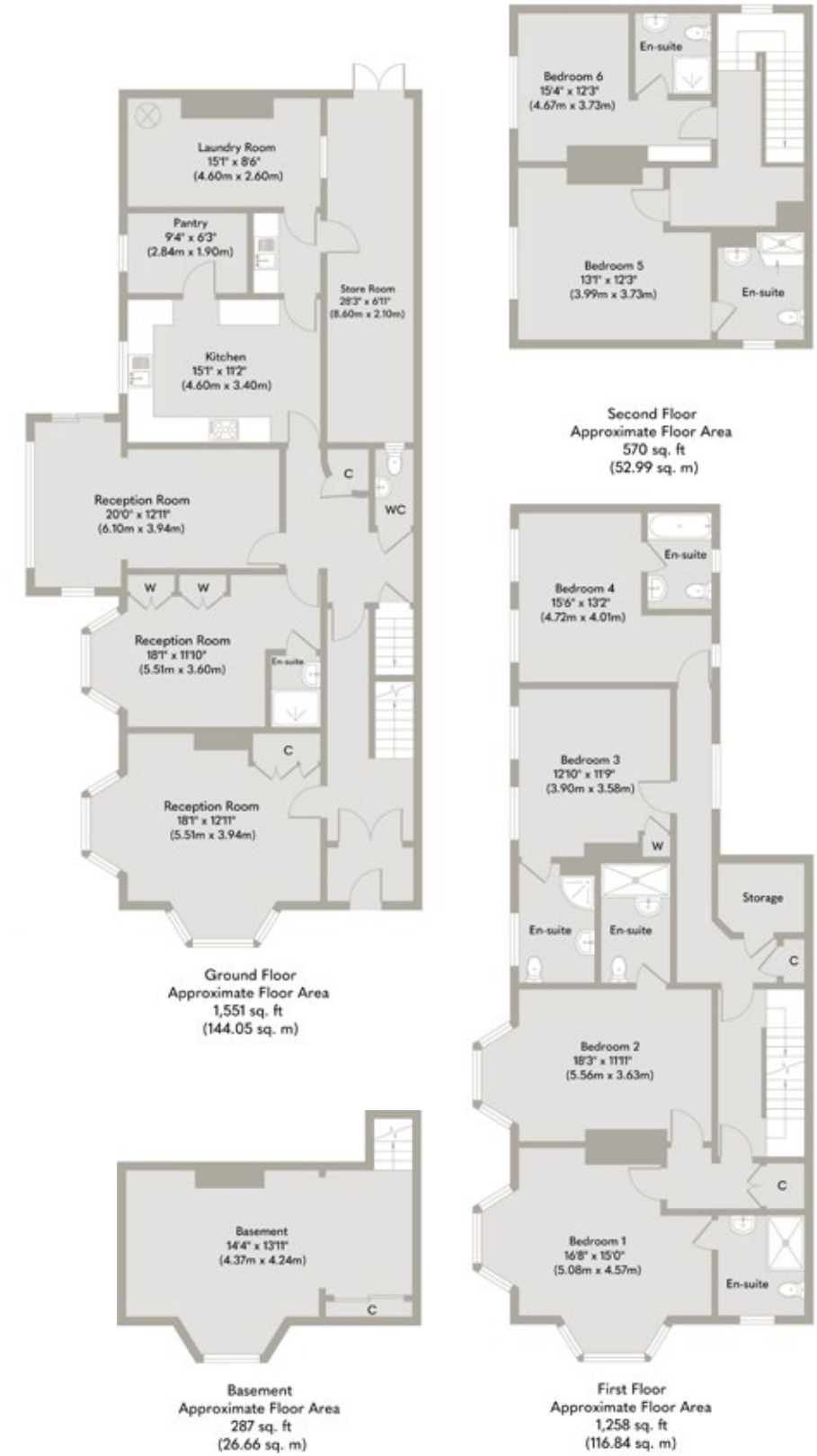


Ellinbrook House is an impressive and beautifully presented period home in the heart of Hunstanton, ideally positioned close to the town centre and just a short stroll from the seafront. Generous proportions, original character and a stylish modern finish combine to create a wonderfully versatile home with space for both everyday family life and entertaining.

The ground floor offers three reception rooms, giving plenty of flexibility for sitting, dining and family spaces, alongside a well-appointed kitchen. Across the upper floors are six bedrooms, each with its own en-suite, creating excellent accommodation for a larger family, visiting guests or multi-generational living.

To the rear, a private car park provides space for up to six vehicles, while the enclosed front and side garden offers an attractive outdoor setting. The property is currently operated as the highly regarded 4-Star 'Gold' rated Ellinbrook Guest House, but its layout and scale also lend themselves particularly well to use as a substantial private home. Offered with no onward chain, this is a rare opportunity in a prime coastal location.





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*



"..the perfect base  
for an unbeatable  
coastal lifestyle."



## SERVICES CONNECTED

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

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

E. Ref:- 8168-6829-5479-7173-9926

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: ///huts.galloped.ribs

## AGENT'S NOTE

Some furnishings have been digitally removed, altered or replaced to help illustrate how the property could be presented and used as a private home rather than a guest house. These images are for illustrative purposes only.

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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