

# LANDLES

## COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A Grand 19th Century, double fronted Grade II Listed House, currently undergoing restoration, set in a prominent position overlooking the cliffs with far reaching sea views. This captivating three storey property which offers substantial accommodation including three ground floor reception rooms, a large kitchen plus other auxiliary rooms has six bedrooms (two en suite) to the first and second floors with a first floor drawing room overlooking the cliffs at the front to take in the renowned Hunstanton sunsets over the sea.

The property is situated in the sought after Old Hunstanton area. Hunstanton itself is a traditional Victorian seaside town on the North West Norfolk coastline, well known for being the only West facing town on the East coast providing spectacular sunset vistas across the Wash. The town provides residents with a good array of amenities including supermarkets, independent retailers, cafes, restaurants (a locally renowned Michelin Starred restaurant just around the corner) and the top 100 rated Hunstanton Golf Club championship links course. The broad, sandy beaches of Hunstanton & Old Hunstanton are a particular feature as are the white & red chalk sandstone cliffs.

**Cromer Road, Old Hunstanton, Norfolk.**

**Price - £1,350,000 Freehold**

## **MAIN ENTRANCE**

A large four panel entrance door with a glazed eyebrow panel over and side pilaster strips with corner paterae that leads into:-

## **RECEPTION HALL**

Skimmed and coved ceiling, flagstone floor, stairs to first floor landing, under-stairs cupboard. Doors to Living Room and Dining Room.

## **LIVING ROOM**

**17' 10" x 13' 4" min (5.44m x 4.06m min)**

Skimmed and coved ceiling with ornate central light rose, recessed shelving, period style radiator, large tripartite with ornate wood surround at front with views overlooking the cliffs to the sea, feature cast iron and tiled open fireplace with stone hearth.

## **STUDY/OFFICE**

**6' 3" min x 4' 9" (1.91m min x 1.45m)**

Skimmed ceiling with inset spotlight, choice of flooring to be chosen/agreed between buyer and seller, power points, window to rear. Door to lobby area with shelved linen area having an electric bar heater and door to:-

## **LINEN CUPBOARD**

**5' 0" x 3' 8" (1.52m x 1.12m)**

A walk-in cupboard with skimmed ceiling and inset spotlight.

## **DINING ROOM**

**17' 8" x 12' 11" min (5.38m x 3.94m min)**

Skimmed ceiling with moulded coving, ornate central light rose, recessed shelving, period style radiator, large tripartite window with ornate wood surround at front with views overlooking the cliffs to the sea, window to side, feature fireplace with stone hearth. Door to:-

## **BREAKFAST ROOM**

**14' 6" x 12' 0" max (4.42m x 3.66m max)**

Skimmed ceiling with moulded coving, period style radiator, window to side, feature fireplace with stone hearth. Door to rear entrance hall.

## **REAR ENTRANCE HALL**

**8' 3" x 6' 2" (2.51m x 1.88m)**

Skimmed ceiling with inset spotlights, choice of flooring to be chosen/agreed between buyer and seller, power points, telephone socket, window to side. Door to side. Door to kitchen. Door to:-

## **BOOT ROOM**

**10' 2" x 6' 2" (3.1m x 1.88m)**

Skimmed ceiling with inset spotlights, choice of flooring to be chosen/agreed between buyer and seller, built-in seating/storage units, power points, radiator, window to side. Door to:-

## **SHOWER ROOM**

**11' 11" max x 4' 8" (3.63m max x 1.42m)**

Skimmed ceiling with inset spotlights, tiled floor, full width shower cubicle with ceramic wall tiling and fitted system mixer shower, pedestal wash hand basin with tiled splash-back, low level WC. Door to external side courtyard.

## **KITCHEN**

**15' 7" min opening to 20' 3" max x 14' 11" max (4.75m min opening to 6.17m max x 4.55m max)**

Skimmed ceiling with inset spotlights and exposed ceiling beam, choice of flooring to be chosen/agreed between buyer and seller, power points. Full details of kitchen layout and specification to be discussed and agreed during sale negotiations. (The Kitchen pictures are a CGI representation only). Two pairs of French Doors to rear patio and garden, door with stairs to first floor rear landing. Door to:-

## **FIRST FLOOR FRONT LANDING**

Skimmed ceiling, power points, opening to central landing, stairs to second floor landing. Doors to Drawing Room, Bathroom and Bedrooms 2 & 6.

**DRAWING ROOM****17' 10" x 14' 0" (5.44m x 4.27m)**

Skimmed ceiling, period style radiator, sash window to side, sash window with ornate wood surround at front with delightful far reaching views overlooking the cliffs and out to sea, feature fireplace with cast iron grate. Door to bedroom 6.

**BEDROOM THREE****13' 6" min x 10' 3" (4.11m min x 3.12m)**

Skimmed ceiling, power points, radiator, sash window with feature wood surround to front, feature ornamental fireplace.

**BEDROOM SIX****8' 5" x 6' 10" (2.57m x 2.08m)**

Skimmed ceiling, power points, radiator, sash window with feature wood surround to front.

**BATHROOM****9' 6" x 7' 2" (2.9m x 2.18m)**

Skimmed ceiling with inset spotlights, ceiling extractor, feature window set in ornate wood surround to side, heated towel rail. Suite comprising; free standing roll top bath with mixer tap and shower attachment over, corner shower cubicle with ceramic wall tiling and fitted system mixer shower, wash hand basin with tiled splash-back set on a vanity unit with cupboard under, low level WC.

**FIRST FLOOR CENTRAL LANDING**

Skimmed ceiling, power points, window to side, door with stairs to second floor, opening through to rear landing. Door to:-

**BOILER ROOM****8' 11" x 4' 11" (2.72m x 1.5m)**

Skimmed ceiling, window to side. Newly fitted gas central heating system.

**FIRST FLOOR REAR LANDING**

Skimmed ceiling with inset spotlights, radiator, window to side, stairs down to kitchen. Doors to Master Bedroom, Bathroom and Bedroom 2.

**MASTER BEDROOM****16' 10" max x 15' 1" (5.13m max x 4.6m)**

Skimmed ceiling, power points, two radiators, windows to rear, built-in triple fitted wardrobe, feature ornamental fireplace and hearth.

**BEDROOM TWO****14' 0" x 12' 5" (4.27m x 3.78m)**

Skimmed ceiling, power points, radiator, window to side. Door to shower room.

**SHOWER ROOM****9' 2" x 6' 0" (2.79m x 1.83m)**

A "Jack & Jill" shower room also serving bedroom two. Skimmed ceiling with inset spotlights, tiled floor, window to side, heated towel rail. Suite comprising; corner shower cubicle with ceramic wall tiling and fitted system mixer shower, wash hand basin with tiled splash-back set on a vanity unit with cupboard under., low level WC.

**SECOND FLOOR GUEST SUITE COMPRISING:-****STUDY LANDING****10' 5" x 8' 2" (3.18m x 2.49m)**

Skimmed ceiling, power points, radiator, double glazed sash window to front. Doors to Bedroom 4 and Bathroom

**BEDROOM FOUR****14' 6" max x 11' 7" max (4.42m max x 3.53m max)**

(Max room measurements at floor level, excluding sloping ceilings) Skimmed ceiling exposed ceiling beams radiator, double glazed skylight to rear, double glazed sash window to front with far reaching views over looking the cliffs and out to sea and a fitted window seat with bookshelf.

## **BATHROOM**

**9' 7" max x 9' 3" max (2.92m max x 2.82m max)**

Skimmed ceiling with inset spotlights, wall extractor, double glazed sash windows to the front and rear, heated towel rail. Suite comprising; free standing roll top bath with mixer tap and shower attachment over, wash hand basin with tiled splash-back set on a vanity unit with cupboard under, walk-in shower cubicle, low level WC.

## **SECOND FLOOR REAR LANDING**

Skimmed ceiling with inset spotlights, hatch to eaves. Doors to:-

## **BEDROOM FIVE**

**14' 6" x 12' 10" max (4.42m x 3.91m max)**

(Max room measurements at floor level, excluding sloping ceilings) Skimmed vaulted ceiling with exposed ceiling beams, radiator, double glazed window to side.

## **BATHROOM**

**8' 2" max x 5' 1" max (2.49m max x 1.55m max)**

Skimmed ceiling with inset spotlights, ceiling extractor, heated towel rail, double glazed window to side. Bathroom suite comprising; panelled bath, wash hand basin, low level WC,

## **OUTSIDE**

To the Front there is a gravelled in and out driveway supplying ample car standing with a central banked, reclaimed railway sleeper edged flower bed frontage. The driveway leads to the right side of the house giving pedestrian access to the rear. The Rear has a sunken paved patio area across the rear of the house and wrapping around to the side. The garden is laid mainly to lawn with inset mature shrubs and trees.

## **SERVICES**

Mains Electricity, Gas, Water & Drainage. Gas Central Heating. Services and related appliances have not been tested.

## **COUNCIL TAX**

Band F - £3442.74 for 2026/27 - Borough Council of King's Lynn & West Norfolk

## **ENERGY PERFORMANCE RATING**

EPC - Band TBA

EPC GRAPH TO FOLLOW













## Cromer Road, Old Hunstanton, Norfolk, PE36 6HP

Illustration for identification purposes only. Measurements are approximate. Not to scale

**Tenure:** Freehold. Vacant possession upon completion.

**Viewing:** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations:** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

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# LANDLES

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## SELLING & LETTING

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