



THE STORY OF
Little Barn
Old Hunstanton, Norfolk

SOWERBYS



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Little Barn

Cliff Farm Barns, Old Hunstanton Road,
Old Hunstanton, Norfolk, PE36 6QA

Detached Barn Conversion

Open-Plan Accommodation

Two Double Bedrooms

Family Bathroom

Low Maintenance Enclosed Rear Garden

Private Location in a Charming Coastal Village

No Upward Chain

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Nestled within an exclusive private development in this highly sought-after coastal village, this charming barn conversion perfectly combines character, comfort, and contemporary living. Designed with modern lifestyles in mind, the property offers bright and sociable open-plan accommodation on the ground floor, creating a welcoming space for everything from relaxed mornings and cosy evenings to entertaining family and friends.

Upstairs, two well-proportioned bedrooms and a family bathroom provide comfortable and versatile accommodation, whether for permanent living, weekend escapes, or hosting visiting guests.

Outside, the enclosed rear garden offers a private haven to enjoy al fresco dining, morning coffee in the sunshine, or a peaceful place to unwind after a day exploring the nearby coastline.

Just a short stroll from the heart of the village, residents can enjoy the convenience and charm of local amenities, including traditional public houses and the village post office. With stunning coastal scenery close at hand and countless opportunities for walking, relaxing, and embracing village life, this delightful home presents an ideal holiday retreat, or weekend getaway in one of the area's most desirable coastal settings.



First Floor
Approximate Floor Area
376 sq. ft
(34.92 sq. m)



Ground Floor
Approximate Floor Area
527 sq. ft
(49.00 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



Old Hunstanton Beach

“...stunning coastal scenery close at hand and countless opportunities for walking, relaxing, and embracing village life.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///senders.secures.solar

AGENT'S NOTE

Holiday letting is not permitted.

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SOWERBYS

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