



The Corner House

OLD HUNSTANTON

SOWERBYS

Land & New Homes Specialists

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INTRODUCING

The Corner House

Cromer Road, Old Hunstanton, Norfolk
PE36 6HP

Grade II Listed Early-19th-Century Semi-
Detached Residence Arranged Over
Four Floors, Approx. 3,736 Sq. Ft

Elegant Georgian Proportions with
Handsome Brick Elevations

Prominent Position Between Hunstanton
and Old Hunstanton, Moments from the
Beach, Golf Course and Village Amenities

Distant Sea Views and Access to Norfolk's
Celebrated "Sunset Coast"

Recently Improved and Sensitively
Restored by the Current Owner

Opportunity To Further Personalise
and Refine the Interiors

Flexible Layout Offering Four/Five Bedrooms
and Multiple Reception Spaces

Character Features Blended with Subtle
Contemporary Enhancements

Rear Terrace and Garden Designed for
Outdoor Dining and Entertaining

Shared Carriage Driveway with
Ample Off-Road Parking

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Occupying a prominent position on the approach into Old Hunstanton, The Corner House almost marks the transition between Hunstanton and the old village beyond. Its handsome Georgian façade and refined proportions convey a sense of permanence and stature, just moments from one of Norfolk's most admired coastlines.

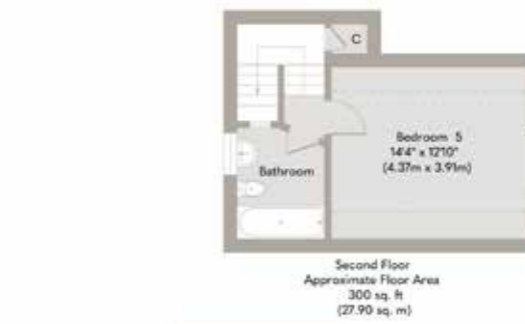
The house itself has recently undergone a programme of improvement by the current owner, carefully restoring clarity, balance and character back into the property whilst respecting its historic integrity. The result is a home that now feels lighter, more coherent and ready for the next chapter, offering an exceptional opportunity for a buyer to further refine and personalise the interiors.

The accommodation extends over four storeys and offers a flexibility that will appeal to a variety of buyers, whether as a principal residence, coastal retreat or multi-generational family home. Reception spaces feel balanced and sociable, whilst the upper floors provide generous bedroom accommodation and elevated outlooks towards the surrounding coastline and open skies beyond. An elegant framework upon which a future custodian may continue to enhance and evolve the interiors over time.

Externally, The Corner House is approached via a shared carriage driveway, reinforcing the sense of arrival befitting a home of its standing. To the rear, the terrace and garden provide a sheltered setting for outside dining and entertaining, with the coastal light and sea air very much part of everyday life here.

Old Hunstanton itself remains one of the most desirable coastal villages in Norfolk, admired for its quieter character, sandy beaches, dunes, golf course and historic village setting, distinct from the larger Victorian resort nearby. The Corner House offers the opportunity to become part of a uniquely special stretch of the North Norfolk coastline.





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



“The opportunity to become part of a uniquely special stretch of the North Norfolk coastline.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///demotion.crowned.vase

AGENT'S NOTE

Shared driveway with properties either side. Not to use or occupy the property other than as a private dwelling house. Some images used have been virtually renovated to show what the completed build will look like and are for representative 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.

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