



THE STORY OF  
**The Gables**  
*Hunstanton, Norfolk*

**SOWERBYS**



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THE STORY OF

# The Gables

28 Austin Street, Hunstanton, Norfolk  
PE36 6AW

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Generously Proportioned Victorian Property

Superb Location with Sea Views

Off-Street Parking

Private Owner's Living Accommodation

Established Guest House

Eleven En-Suite Double Bedrooms

Additional Self-Contained Unit with  
Bedroom and En-Suite

Wonderful Period Features

Gas Central Heating

●

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“A charm and warmth captures you from the very moment you step foot in The Gables...”

From its vantage point, The Gables offers sweeping vistas of Hunstanton, stretching from the serene gardens of Boston Square to the boundless expanse of the sea. A beacon of coastal charm and hospitality, this is a property where the salty breeze dances through open windows, carrying with it the sound of waves and a sun-setting tranquillity.

Stepping inside, one is immediately enveloped in the warmth of a bygone era, where character reigns supreme. Bay windows frame views of the ever-changing tides, while high ceilings create an airy sense of space. Original fireplaces have an inviting warmth, beckoning guests to gather and recount a day spent by the seaside. Stained glass windows add a touch of whimsy, casting colourful patterns across the accommodation.

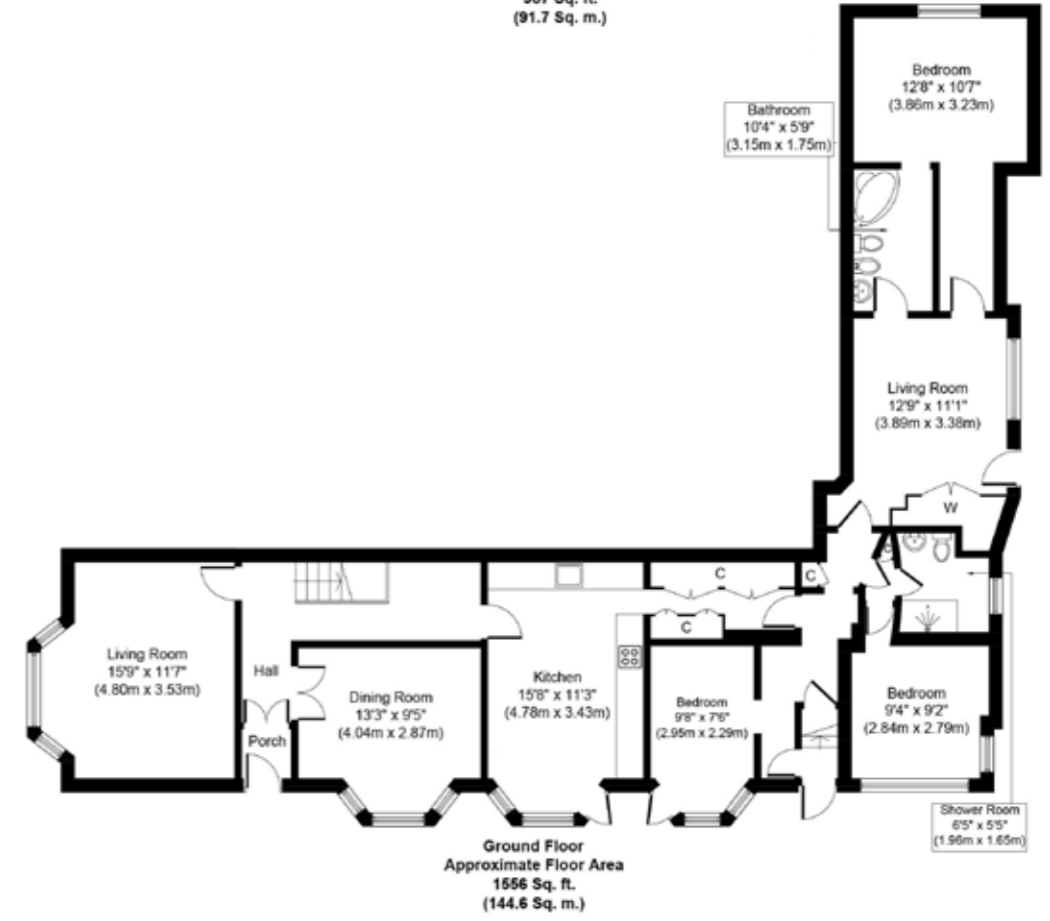
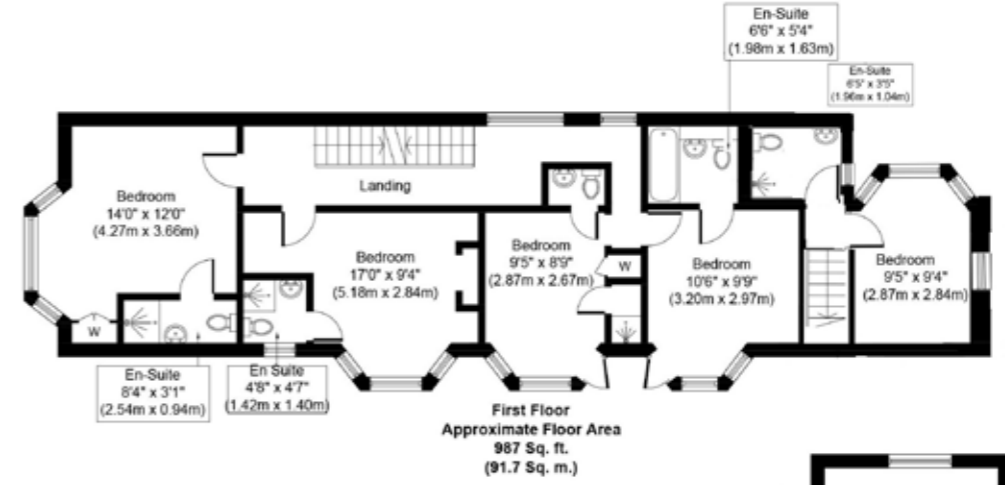
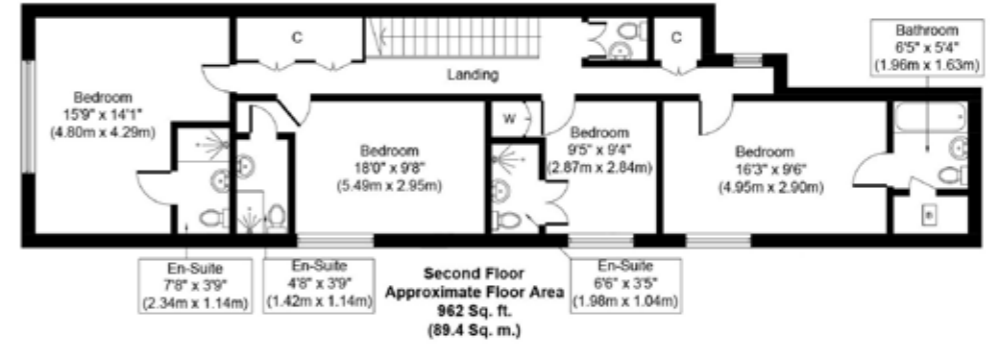


The Gables boasts a total of 12 bedrooms, each offering its own unique retreat by the sea. Eleven of these bedrooms are en-suite doubles, providing a haven of comfort and relaxation for guests. Two of the bedrooms boast their own balconies, a luxury to allow guests to drink in the surroundings from the privacy of their own sanctuary.

Beyond its charming facade, The Gables offers practical amenities designed to enhance the guest experience. Outside, a low-maintenance patio garden provides a tranquil oasis for al-fresco dining or simply soaking up the sun. An off-street private parking space makes it easy to come and go in this seaside town, whilst a self-contained unit offers additional privacy and flexibility.

But perhaps the greatest allure of The Gables lies not in its amenities or accommodations, but in the simple pleasures it affords. Here, one can stroll leisurely along the beach, with nothing but the sound of crashing waves and seagulls overhead. It's a place where time seems to stand still, and worries melt away with each passing tide. In the embrace of The Gables, every moment becomes a cherished memory, etched against the backdrop of the ever-changing sea.





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.



ALL THE REASONS

# Hunstanton

IS THE PLACE TO CALL HOME



Who wouldn't want a place by the sea? Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

Established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed townsman wisely led the development of a railway from King's Lynn to enable day-trippers to reach the 'new town' – a canny investment as the route was later to become the most profitable in the country.

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Wile away an afternoon on the water with a boat trip on its Wash Monster, ride the carousel at the fairground or keep it traditional and feed the penny slots at the arcades. The town's Princess Theatre, renamed in the 80s in honour of Lady Diana Spencer, features a year-round programme of live performances, film screenings plus a seasonal panto. Golfers of all ages can try their hand with a mini golf course and pitch & putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight slowly fade.

Impressive Victorian and Edwardian properties line the squares and surrounding streets, which have been added to over the years with more contemporary homes, apartments and supported accommodation for later life living. With a primary and secondary school, Smithdon High, which is a Grade II listed building, plus a co-educational prep school, Glebe House School, there is an excellent choice of education within the town. Other amenities include a GP surgery and Post Office, plus a leisure pool and gym at The Oasis, which overlooks the sea – grab an early morning workout and watch the skyline come to life.

Two of the supermarket stalwarts, Tesco and Sainsbury are in town, with a Lidl just five minutes away on the A149 at Heacham, but a fantastic local greengrocer and award winning deli are the place to stock up on brilliant ingredients and tasty treats from artisan makers. Naturally as a holiday destination, there are plenty of places to start the day with a full English, treat yourself to a traditional afternoon tea at Berni Beans, or unwind at wine bar Chives.

With a renewed sense of vigour in recent years, Hunstanton is a place that attracts young families, professionals and entrepreneurs alike, along with those looking to enjoy their golden years and life at a slower pace. Find out why this is the perfect spot to discover your coastal bolthole.



Note from the Vendor



“For many years, guest have been able to experience this fantastic Victorian town from a charming and characterful property.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref:- 9310-2561-6400-2424-1315

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: ///cook.lifeguard.daydreams

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# SOWERBYS



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