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The Burleigh  
Guest Accommodation

THE STORY OF

# The Burleigh Guest House

*Hunstanton, Norfolk*

SOWERBYS

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# The Burleigh Guest House

7 Cliff Terrace, Hunstanton,  
PE36 6DY

Immaculately Presented

Three Bedroom Owner Accommodation

Stone's Throw from the Beach

Successful Bed & Breakfast Business

Local High Street only a Short Walk Away

Garage

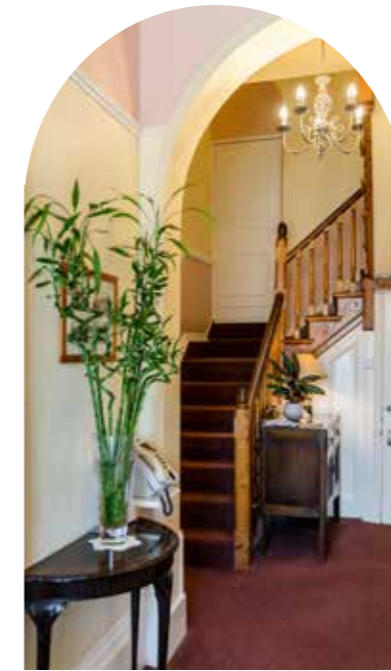
Low Maintenance Rear Garden

Stunning Sea Views

SOWERBYS HUNSTANTON OFFICE

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“The property has been well cared for, and guests have loved the sea views from the bedrooms...”

With the waves lapping on the shore just moments away, this substantial building retains much of its original grandeur and serves as a reminder of a bygone era. In its Victorian heyday, Hunstanton was a much-loved seaside destination for holidaymakers and day trippers alike, with impressive homes such as The Burleigh lining its wide avenues and distinctive green.

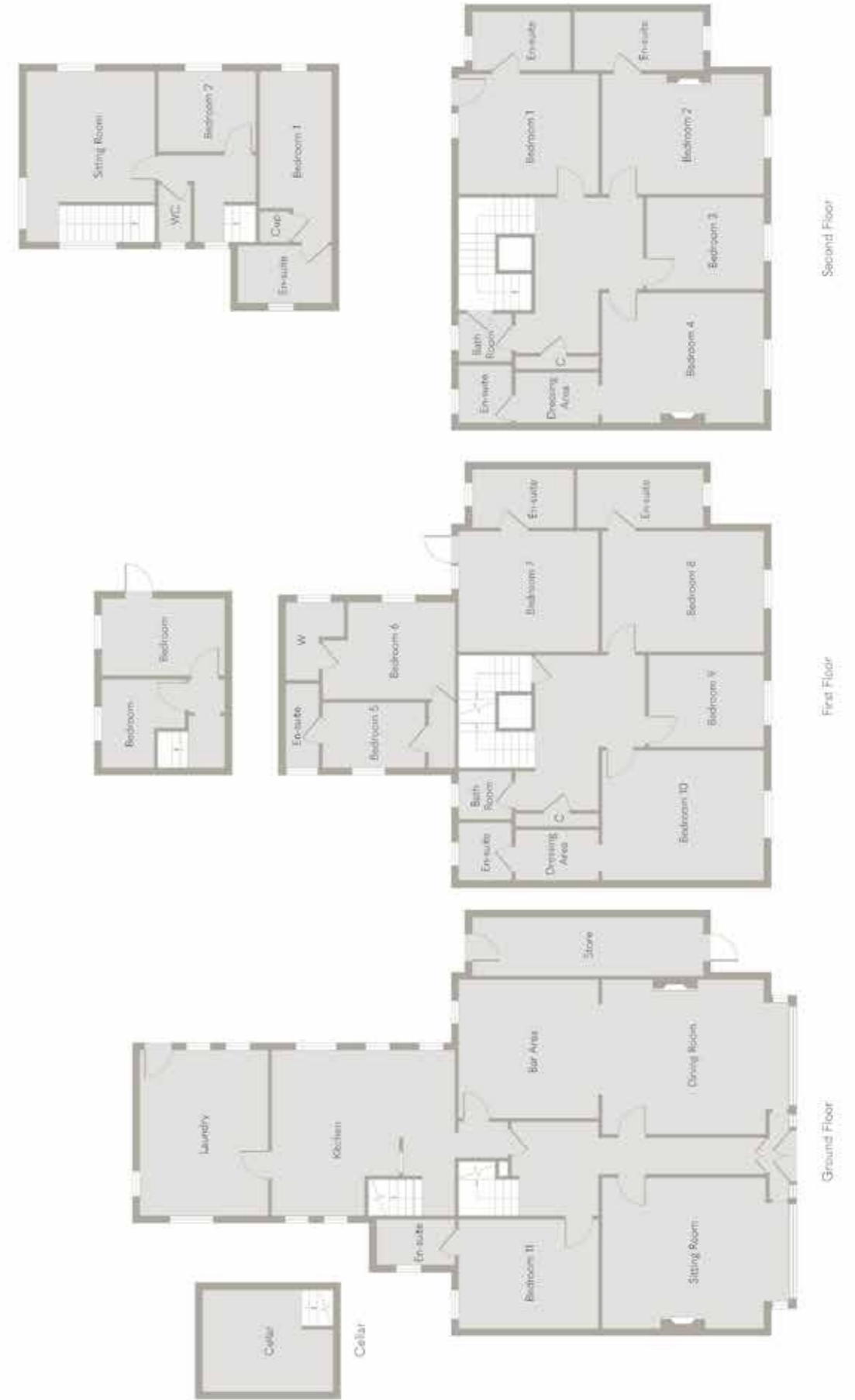
Prominently situated, The Burleigh keeps watch over the coast, with many of its ten letting rooms having stunning sea views. Its high ceilings, bay windows and period fireplaces have helped our sellers to create a warm and welcoming bed and breakfast, which they've kept in excellent decorative order, ready for the next owners.



The light and airy entrance hall provides a fitting welcome into the property, with the large reception rooms to either side retaining their period charm. There's a bar area, and the kitchen is well equipped with a range of appliances and a central island with barstools. A downstairs bedroom with en-suite completes the ground floor accommodation. Upstairs there two floors with ten spacious and well decorated en-suite bedrooms.

The owner's accommodation to the rear of the property is generous, with access to the kitchen, a large lounge and three bedrooms. This area could make for an ideal annexe for a family member or even further rooms to let.





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.

The property's brick weave patio and small lawn are private and tranquil, with access to the shed and garage.

“...relaxing in the tranquil garden, you can sometimes even hear the waves.”

Having built up a successful business, as well as spending happy times raising their family at The Burleigh, our sellers are ready to hand the keys over to the next custodian, whether they wish to continue to run it as a business, or to make it their very own seaside retreat.



## 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



Short description of where the photograph is here.

“In our spare time, we've loved searching for fossils near the famous striped cliffs...”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Owner's accommodation - Band A  
Bed and Breakfast - Small Business Rate Relief

## ENERGY EFFICIENCY RATING

D. Ref:- 2511-7231-9001-1023-1601

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: ///polar.wool.logic

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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