



THE STORY OF

5 Austin Street

Hunstanton, Norfolk

SOWERBYS

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Hunstanton, Norfolk
PE36 6AJ

Spacious Four Bedroom Home

No Onward Chain

Walking Distance to Beach

Central Location to Shops

Arts and Crafts Period Features

Four Reception Rooms

Bay Windows

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“A unique property with some superb features...”

Amongst the Victorian properties of the renowned ‘Avenues’ area, 5 Austin Street stands out as one of a handful of houses designed in the ‘Arts and Crafts’ style by the renowned local architect Herbert Ibberson. Popular in the late 19th and early 20th centuries, the Arts and Crafts movement was a reaction

to the decline in standards of build quality associated with machinery and factory production. An ornate archway leading to the conservatory, stained glass windows in the front door and heart shaped spindles are some of the many features which 5 Austin Street has to thank the movement for.



This striking four bedroom home is blessed with wide rooms and high ceilings, creating a wonderful sense of space. With room enough to gather as one, or to relax separately, at 5 Austin Street the family can spend as much – or as little – time together as they wish.

Downstairs, a bay window allows light to pour into the front reception room which, with an adjoining shower room, might make an ideal downstairs bedroom. The heart of the house is found in the open plan dining room, lounge and large conservatory sunroom which leads to the garden. The well-equipped kitchen completes the downstairs accommodation.

“We love the lounge, with its Arts and Crafts archway, whilst the children play in the playroom and garden.”

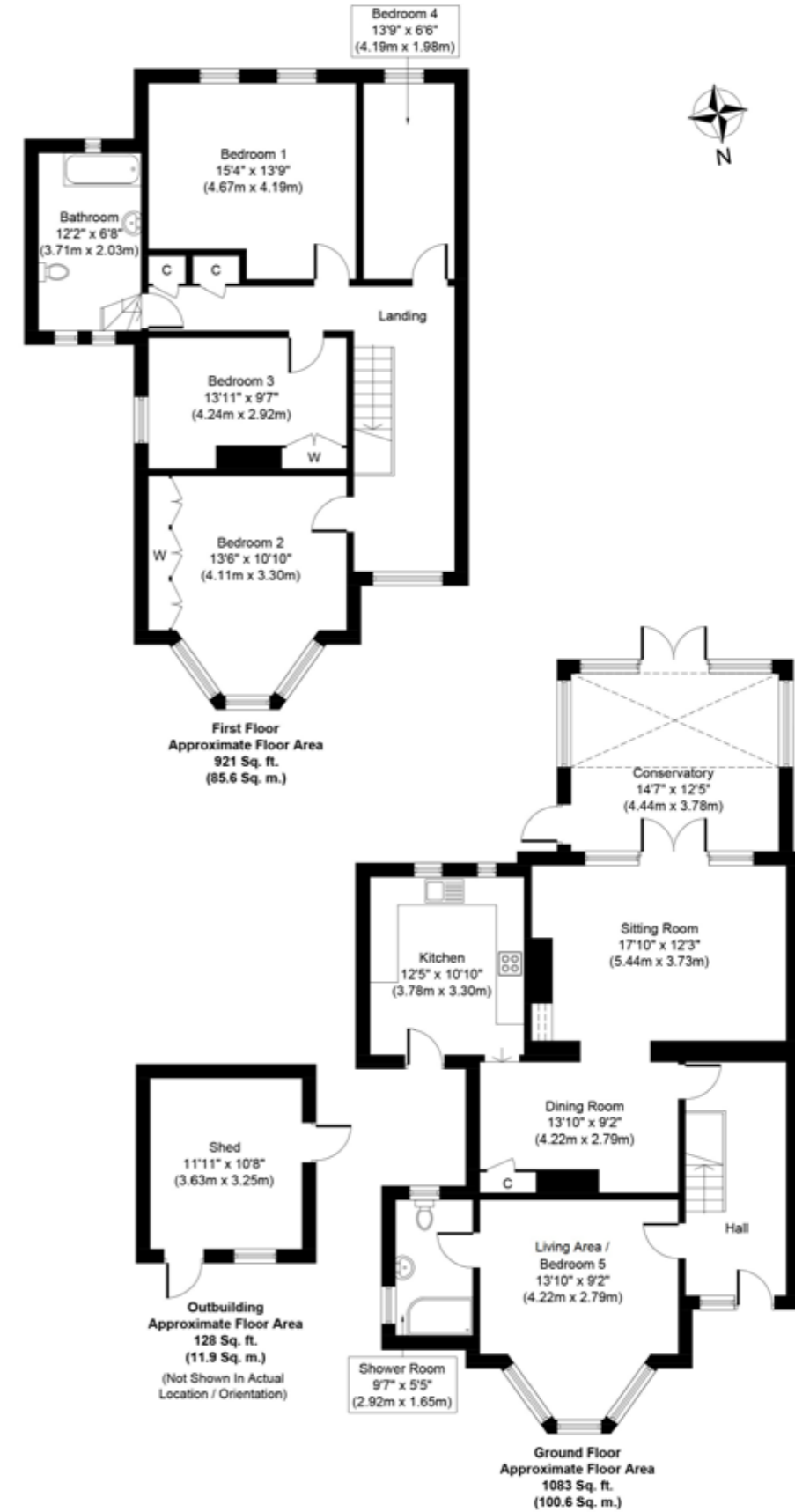
Upstairs there are four double bedrooms with the principal bedroom standing out, again flooded with light from the large bay window. The landing is spacious and offers a quiet corner as a reading area or perhaps even an office.

The loft provides an additional space, with a large boarded area perfect for storage, or as it's used currently, the ideal setting for a model railway.



From behind a low brick and carrstone wall, the paved front garden looks out onto Austin Street, a wide avenue with unrestricted roadside parking. The rear garden is south facing and, with areas of patio, lawn and decking there's plenty of space to enjoy. There are two sheds, one with power supply and large enough for use as a workshop.

Its unique features help 5 Austin Street to stand out, and it's ready to move straight into. For the current owners the property has been a family home, and it's fulfilled its purpose wonderfully. When our vendors move on to create their next chapter they'll take with them many happy memories.



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.



Hunstanton Beach

“A unique seaside family home.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 8902-8263-3429-3107-8483

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.

SOWERBYS



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