



THE STORY OF

The Old Gatekeepers

Hunstanton, Norfolk

SOWERBYS

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2 South Beach Road, Hunstanton, Norfolk
PE36 5BA



Detached Three Bedroom House

Close Proximity to Beach

Freshly Decorated Throughout

New LPG Gas Boiler Installed

Property Exterior Painted

Modern Downstairs Walk-In Shower

Ready Made Holiday Let Business

Parking for Several Vehicles

No Onwards Chain



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“This has been a very successful holiday let, especially as Hunstanton is such a popular location.”

A non-estate detached house which is steeped in history, this was once the old gatekeeper's cottage for the Hunstanton train line.

This recently decorated home sits in close proximity to the fantastic beach, a large supermarket and the current owners have also set the property up as a successful holiday home, with the property being two separate lets - Sunny and Hunny.

The unique part of the property is that Sunny is used as a ground floor let with unique disabled equipment, including an electric hoist which leads into a modern downstairs walk-in shower - wheelchair

friendly, semi low-level kitchen with eye-level double oven and open plan living/kitchen area. The property is versatile and can easily be used just as one larger house if needed.

The accommodation is set over two floors and briefly consists of a handy brick front porch, open plan lounge/dining area, a central kitchen which leads to a further reception room/downstairs shower room and a second kitchen with patio doors to the garden.

Upstairs there are two bedrooms and a family shower room.





“A home by the beach.
It’s no more than a 10 minute
walk which is perfect.”

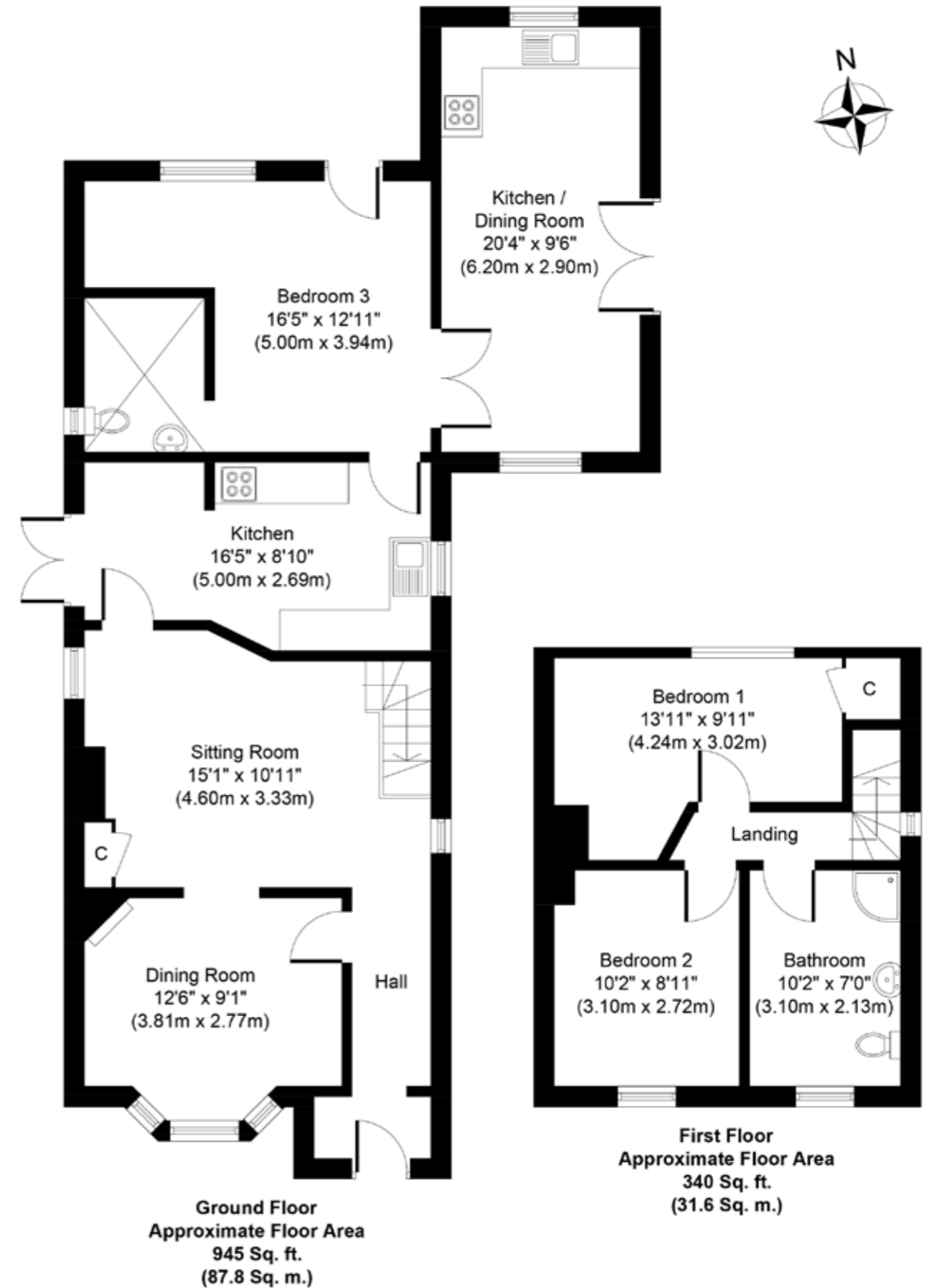




The outside space is larger than first thought and is split into two gardens for each let, however again this could easily be transformed into one larger garden. The gardens are enclosed and mainly grassed with one having a handy shed.

The front of the property is low maintenance and means there is plenty of space of vehicles.

Whether it is a family home, bolt hole or a ready made business, The Old Gatekeepers ticks many boxes and could make the perfect property for someone by the coast.



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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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



“When there was a train line to Hunstanton, this was the gate keeper's cottage - hence how it gets its name.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via a propane gas boiler.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 3410-5020-6009-0976-9222

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.

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SOWERBYS



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