



THE STORY OF

# Calaby Court

*Hunstanton, Norfolk*

SOWERBYS



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# Calaby Court

62 Cliff Parade, Hunstanton, Norfolk  
PE36 6EJ

Large Family Home

Three Reception Rooms

Snooker Room

Large Kitchen

Utility Room

Five Bedrooms

Three Bathrooms, Including Two En-Suites

Large Garden

Triple Garage

Panoramic Sea Views and a Short Walk to the Beach

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“If you want to feel beside the seaside, then really you need look no further than here.”

Sometimes it's said a home is only a stone's throw from the beach, but here at 62 Cliff Parade, this has never been more true.

It is a home with gorgeous panoramic sea views, enough space to accommodate even the largest of families and is truly a one-off opportunity.

As soon as you've entered the home, it's clear that you are somewhere special. With three large reception rooms on the ground floor, one being used as a snooker

room, there's also a large kitchen/dining area which is perfect place to socialise with friends and family alike.

There's also a large conservatory and a spacious garden room - both overlooking the rear garden and either could be your perfect space to relax.

Finishing off the ground floor is a study and laundry room, which could easily be converted into an annexe - subject to the relevant planning.







Moving up to the first floor you are greeted with the large lounge with spectacular views which is the owner's favorite space in the house. There are also five bedrooms with the large principal which enjoy the fantastic sea views. Two bedrooms have an en-suite, there's a family bathroom and a dressing room too.

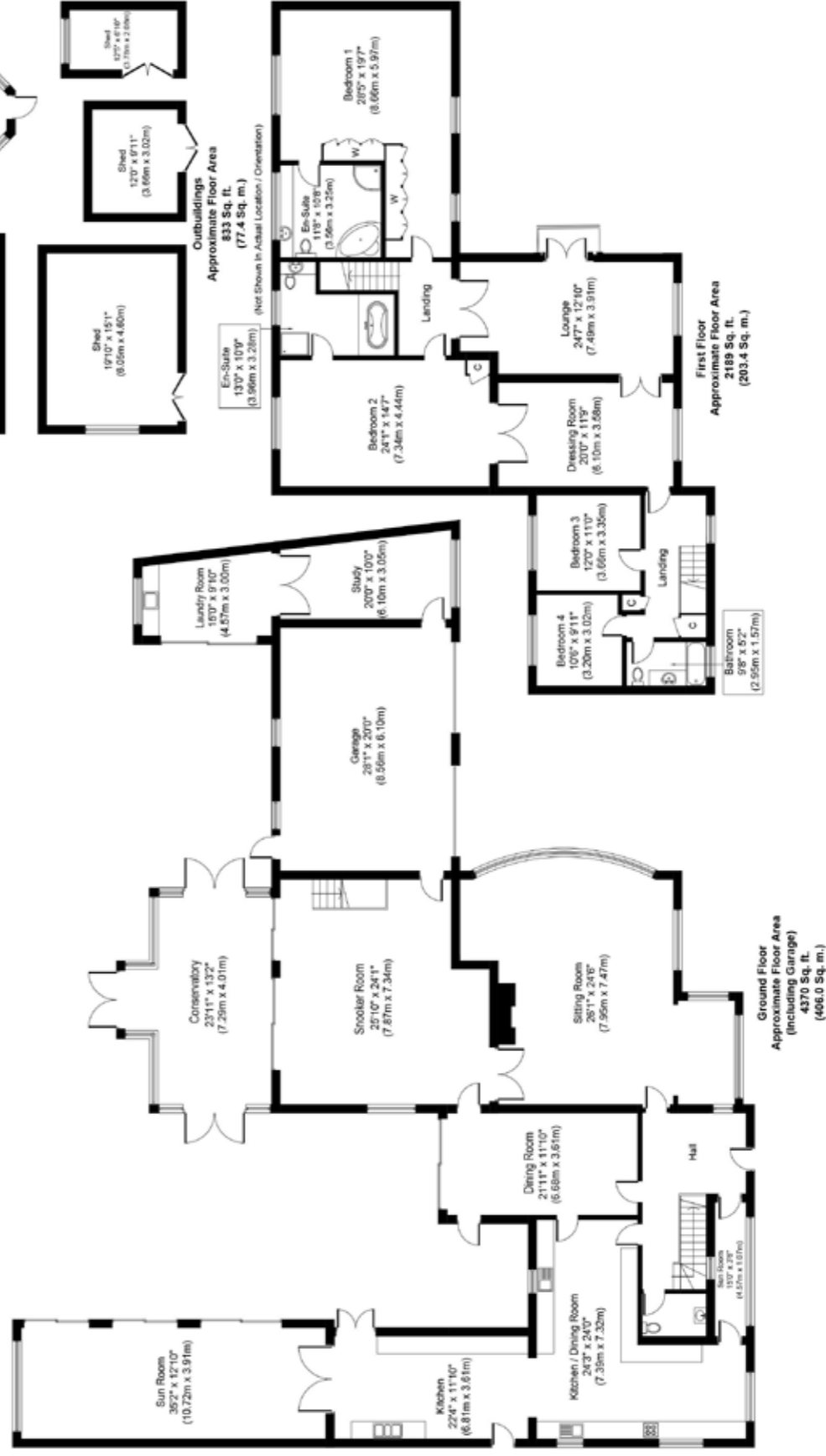
Moving outside there is a large driveway and a triple car garage - a must for a house of this size. The rear is the perfect family or party space with a large lawned area, patio and a large array of mature plants, trees and shrubs. There is another garden room, two summer houses and two garden sheds to the rear.

If you're looking for a very special property with room for all the family, amazing views of the sea and a famous Hunstanton sunset - then this could be just the house for you.





“The rear garden is a private sanctuary by the seaside.”



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 Sowerbys



"This home gifts you some of the finest sea views in Hunstanton."

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 9340-2656-5220-2792-1215

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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