



THE STORY OF

Calaby Court

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

Calaby Court

62 Cliff Parade, Hunstanton, Norfolk
PE36 6EJ

Large Detached House

Seafront Location

Multiple Reception Rooms

Large Family Kitchen

Four Bedrooms

Three Bathrooms

First Floor Lounge

Garden Room

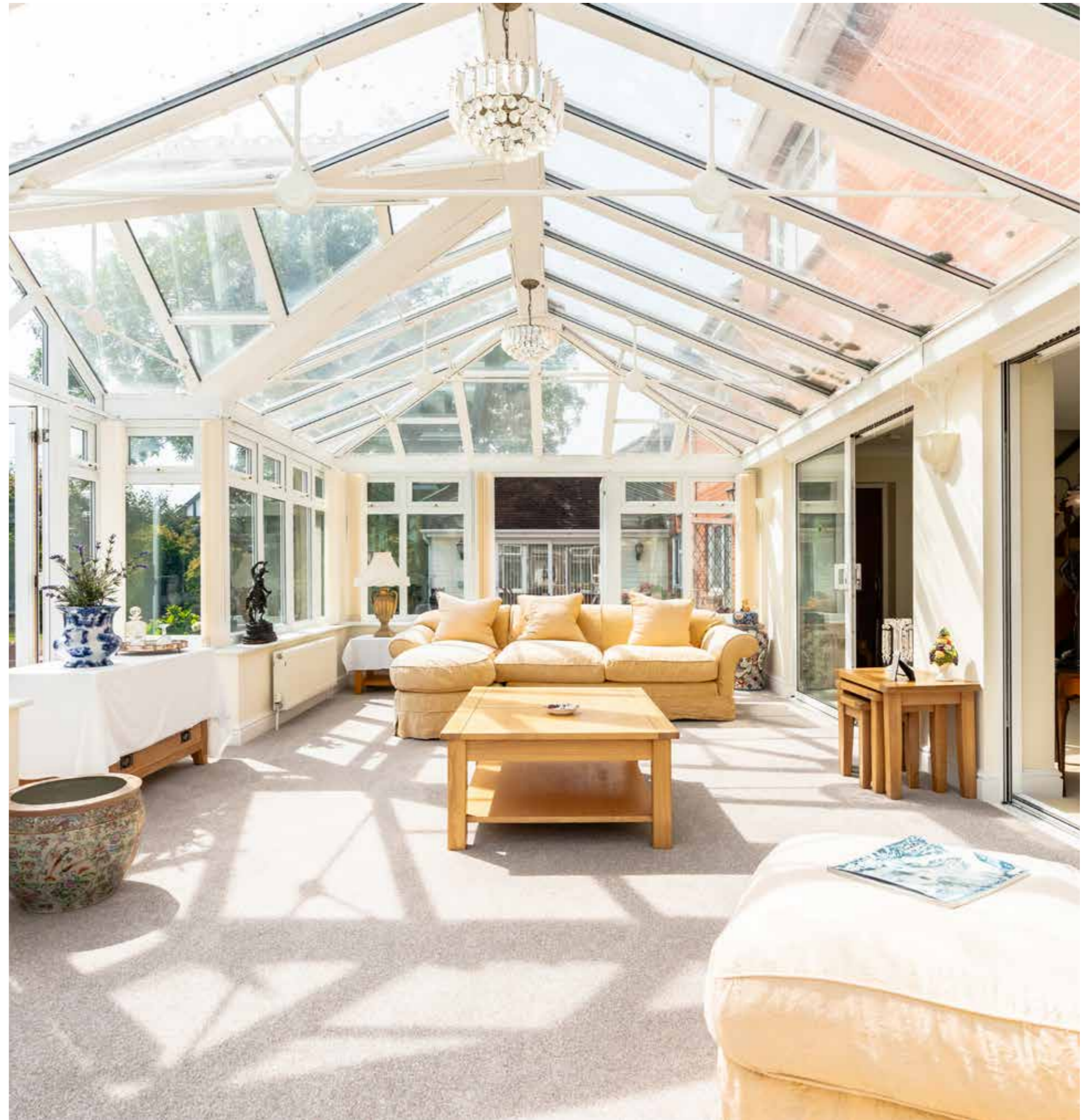
Laundry Room

Triple Garage

SOWERBYS HUNSTANTON OFFICE

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Welcome to this exceptional family residence, perfectly positioned on the seafront, offering breathtaking panoramic views of the sea. This distinguished home combines timeless elegance with modern comfort, providing an idyllic coastal lifestyle.

As you step inside, you're greeted by a grand formal sitting room, where expansive windows flood the space with natural light, framing the magnificent sea views. Adjacent to this, the spacious kitchen is a chef's delight, equipped with ample storage and workspace, seamlessly flowing into a formal dining room. This area is perfect for hosting dinners and gatherings, where your guests can dine with the sound of waves in the background.

For leisure and relaxation, the ground floor also features a snooker room, versatile enough to serve as an additional reception room or a cosy den. The garden room and conservatory offer tranquil spaces to unwind, with the latter providing an all-weather retreat that opens onto the lush rear garden. A well-appointed laundry room completes the ground floor, ensuring practicality is met with style.

Ascending to the first floor, you'll find four generously sized bedrooms, each offering unique charm and comfort. The principal bedroom is a true sanctuary, boasting an en-suite bathroom and a dedicated dressing room. The additional bedrooms are serviced by two well-appointed bathrooms, ensuring every family member has their own private space.

A second sitting room on this floor maximizes the stunning sea views, offering a perfect spot for quiet mornings with a book or evening relaxation as the sun sets over the water.





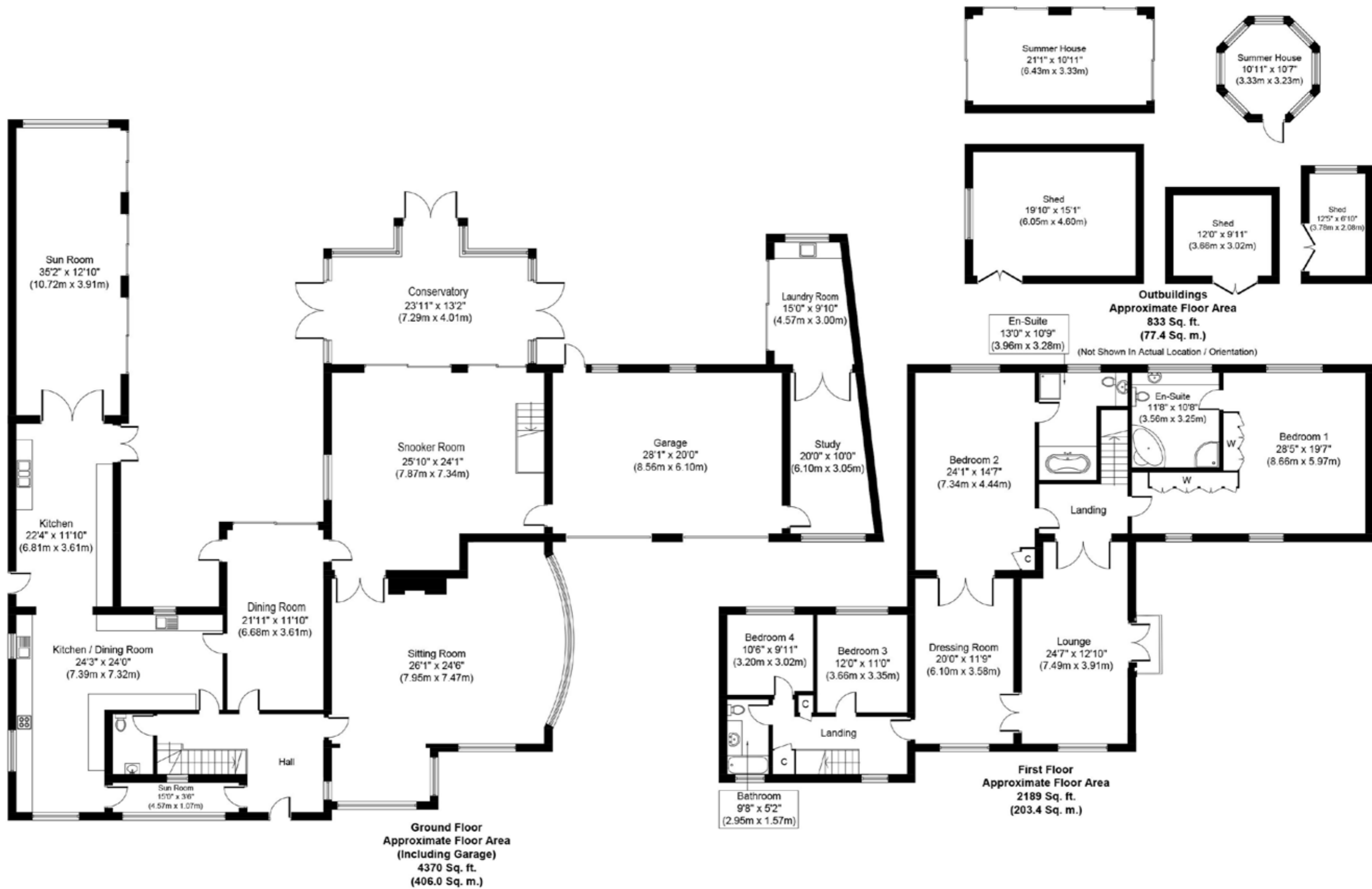




The exterior of this property is as impressive as its interior. A spacious driveway leads to a triple garage, providing ample parking and storage. The rear garden is a peaceful haven, mainly laid to lawn with a beautifully paved patio area, ideal for outdoor dining and summer barbecues. A selection of garden sheds offers practical storage for gardening tools and equipment.

Living in this coastal home is nothing short of a dream. Imagine waking up to the sound of waves, enjoying morning coffee while gazing out at the horizon, and spending weekends exploring the beach. The home's versatile spaces allow for both formal entertaining and casual family life, making it a place where cherished memories are made.

Whether you're hosting elegant dinner parties in the formal dining room, relaxing in the conservatory with a view of the garden, or enjoying a quiet evening in the first-floor sitting room, this property offers a lifestyle of luxury and tranquillity.



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

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Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



Note from Sowerbys



“Ideal for formal entertaining and casual family life, it's a place where memories are made...”



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

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.

LOCATION

What3words: ///awaiting.gifted.proclaims

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SOWERBYS

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for the homeless

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Charity
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