



THE STORY OF

# Gull Cottage

*Holme-next-the-Sea, Norfolk*

SOWERBYS



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# Gull Cottage

45 Peddars Way, Holme-next-the-Sea,  
Hunstanton, PE36 6LE

Beautiful Detached Property

Large Kitchen/Dining Room

Sitting Room with Wood-Burning Stove

Principal Bedroom with Balcony

Three Further Bedrooms

Two En-Suites and a Family Bathroom

Excellent Decorative Order

Enclosed Rear Garden

Good Views

Ample Off Road Parking

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“A stunning and spacious home - the perfect place to relax.”

Sandy beaches, sea air and a level of seclusion, which other parts of the words may not have; welcome to Holme-next-the-Sea.

This north Norfolk gem should not be overlooked when considering the perfect coastal lifestyle destination. It's quaint, packed with history and makes you at one with nature – the air, the marshes, and the sea birds.

With a name arguably inspired by this enchanting coastline, Gull Cottage is a stunning and spacious home – the perfect place to relax.

Arrive home after a busy day and leave any stress at the front door, the light and airy hallway being your breath of fresh air and your signal to unwind.





The open-plan layout of this spacious home really helps with finding your inner peace. Whether that's down to the full-height ceiling and wood-burning stove in the sitting room, the well-equipped kitchen, or the dining area skylights welcoming in the bright outdoors – it would be difficult to find somewhere quite as delightful.

“It's everything you could want from a coastal home.”





As much as Gull Cottage can be your own sanctum, it's a home set up delightfully to entertain. With four bedrooms you have enough room for guests to come stay and share in the wonders of this home. It could be perfect for multi-generational living too, with one bedroom being downstairs and having its own en-suite.

Take the morning paper, a coffee and a croissant out to the balcony from the principal suite, and let nature help inspire your day's plans. The field views here are a daily reminder of how majestic this part of Norfolk is.





The outside of the home is arguably as spacious as its interior. The garden offers a lovely lawn for children to play happily on, with the patio area being an ideal space for some al fresco dining.

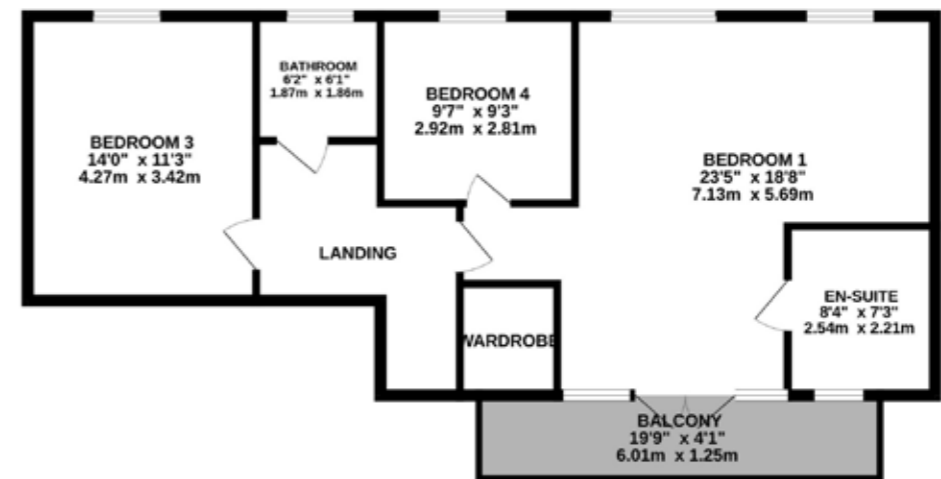
In a charming and picturesque location, Gull Cottage is a modern and spacious coastal home just waiting to welcome you in...

“The garden is perfect for hosting barbecues with family and friends.”

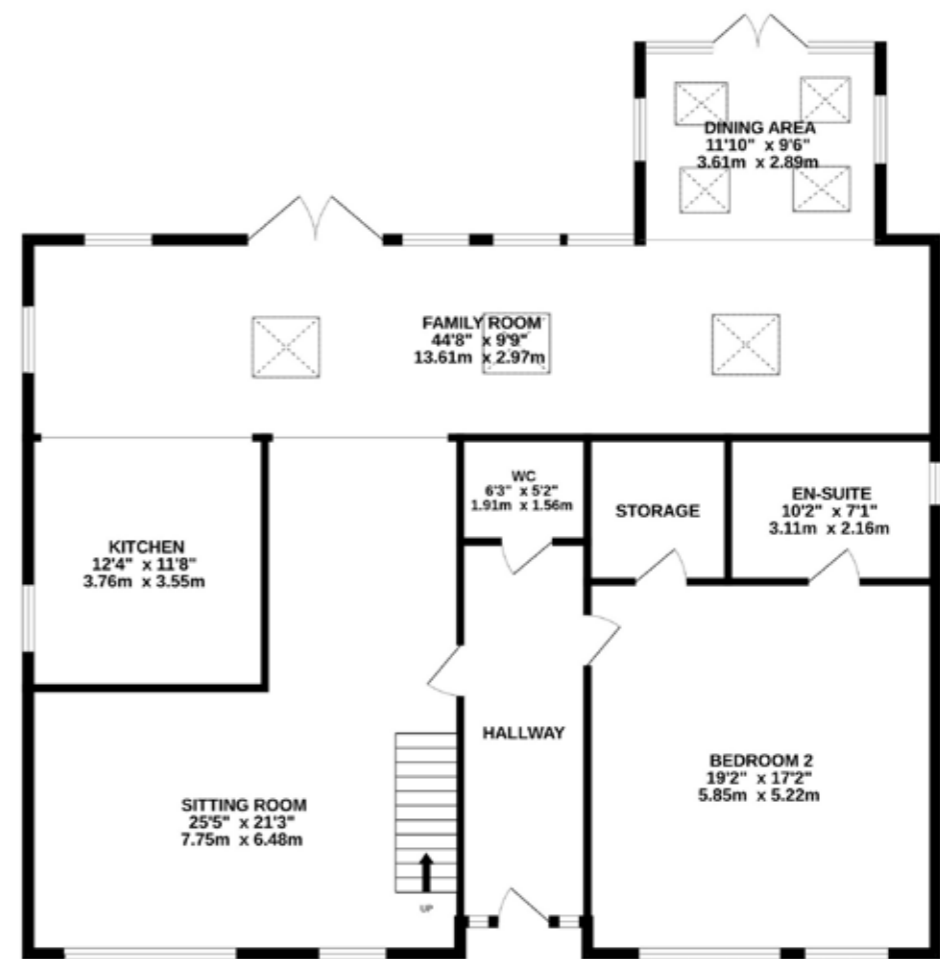




“Take a stroll along the beautiful beach in Holme and take in the sea air...”



1ST FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



GROUND FLOOR  
1676 sq.ft. (155.7 sq.m.) approx.

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

# Holme-next-the-Sea

IN NORFOLK  
IS THE PLACE TO CALL HOME



A very sought after coastal village, Holme-next-the-Sea has a huge expanse of beach and marshes.

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.

This area makes this quiet village perfect for bird-watching. It also has a very good pub, The White Horse. An ancient ring of timbers discovered on Holme beach after a very low tide is believed to be a ritual burial site dating from Druid times. The Seahenge, as it is known, has been removed for conservation and is exhibited at Lynn Museum in King's Lynn.

The village is between Old Hunstanton and Thornham on the north Norfolk coast and is a short drive to the amenities in Hunstanton.

Hunstanton was established in 1846 by Henry Le Strange as a bathing resort designed in a Victorian Gothic style, the esteemed

Holidaymakers still Mecca to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Enjoy 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 and putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.



Note from Sowerbys



“Gull Cottage would make both a wonderful place to live or a home from home to enjoy a slower pace of life.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 7900-8650-9522-2006-1473

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.

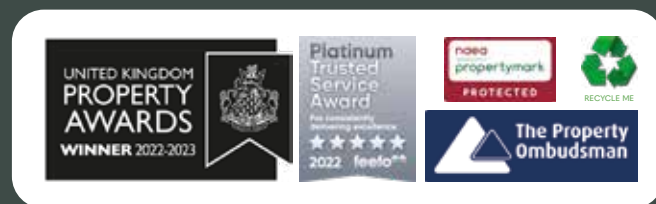
## LOCATION

What3words: ///starter.watchdogs.schooling

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# SOWERBYS



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