



## Colliewobbles Cottage

11 Old Town Way | Hunstanton | Norfolk | PE36 6HE

FINE & COUNTRY

# ROOM WITH A VIEW



A unique opportunity to acquire an attractive spacious four-bedroom semi-detached residence situated in the popular area of Old Town Way. The property, located within the Victorian seaside town of Hunstanton, is just a short walk from the sea front boasting miles of sandy beaches and the famous striped cliffs.





- Four Bedrooms and Two Bathrooms
- Two Generous Light and Airy Reception Rooms
- Beautifully Presented Throughout
- Prime Seaside Location with Seaview to First Floor
- Spacious and Flexible Living Space
- Secure off Road Parking
- Close to Golf Course
- Generous Mature Gardens

This spacious, four-bedroom semi-detached residence, situated in the Victorian seaside resort of Hunstanton, is just a few minutes' walk from the town's unspoilt North Beach and its famous striped cliffs. The current owners have made numerous improvements to the property during the nine years they've lived here, including installation of a ground-floor shower room, addition of a front porch, driveway renovation with drainage, garden patio. The loft extension having been carried out by the previous owners. In the last 18 months, the property has been re-roofed and decorated throughout. Large windows, spacious entrance hall, and two sets of French doors leading to the garden give the property a fresh, welcoming vibe.

#### Flexibility

If you were to pick a single outstanding quality – one that best sums up this property's character and features – it would have to be flexibility. From the moment you drive through the front gate, which allows ample room for the largest of cars or vans, you start to appreciate the easy way this property adapts to any style of living. The expansive brick-weave driveway, comprising a robust drainage system, has capacity for up to four vehicles; if you chose to remove or relocate the shed, there'd be additional parking space for at least one more vehicle. The recently built porch blends perfectly with the main building and leads into a light and airy hallway. To the right, you'll find a light and spacious sitting room with a large, east-facing bay window. A second reception room, described as the garden room, opens out through French doors onto the patio. The garden room is accessed through double doors from the kitchen/breakfast room. There's an option to use just one side of the double doors, with the other fastened shut, creating a standard-sized doorway. But when these double doors are fully open, the kitchen/breakfast room and garden room form a large, open-plan space, spilling out into the secure, fenced garden through the French doors. A secure environment for children and pets, and an ideal setting for parties and family occasions. The kitchen/breakfast room, separated from the hallway by a fire door, adjoins a utility room with an isolated power supply. This room was formerly a home office, and what was the original utility room is now a shower room. If you're looking to create a home office – or maybe a hobby room or children's playroom – you might consider the fourth bedroom, on the second floor. This tasteful loft extension, accessed by a staircase, looks westward onto wonderful sea views, Old Hunstanton Lighthouse, and stunning sunsets. On a clear night, you can even see the lights of the Lincolnshire coastline.



#### Comfortably modern

This property, built in the mid-20th century, has matured with its inhabitants and with the times. The current owners' unfussy décor and soft colour palette complement perfectly the airy, light-filled rooms and flexible layout. Besides the single bedroom/study on the second floor, there are three other bedrooms – another single and two doubles. The larger of the double bedrooms is at the front of the house, with a wide bay window facing east. The second double bedroom looks westward over the garden and the setting sun. The third first-floor bedroom, at the front of the house, is currently used as an office, but it would also make a superb nursery or cosy guest bedroom. The modern, white-tiled bathroom on the first floor has both bath and shower, and on the ground floor there's a shower room with enclosed shower cubicle. The house is centrally heated, and new consumer units have recently been installed. The property has an up-to-date EICR certificate.

#### Outdoor life

One of the main reasons the current owners chose this property was its location. Just a short walk from Hunstanton's North Beach, where dogs are permitted all through the year, this is an ideal location for dog owners, families and those who just love the outdoors. Hunstanton's distinctively striped, fossil-rich cliffs, with their middle strata of red limestone – the Hunstanton Formation, specific to this region – provide hours of happy exploration. But you don't even have to leave home to enjoy the outdoor life! The enclosed garden provides privacy and security, yet doesn't make you feel closed in. Convenient electricity and water supply at both front and back of the property provide scope for all kinds of outdoor activity, with outside access between the front and rear of the property.











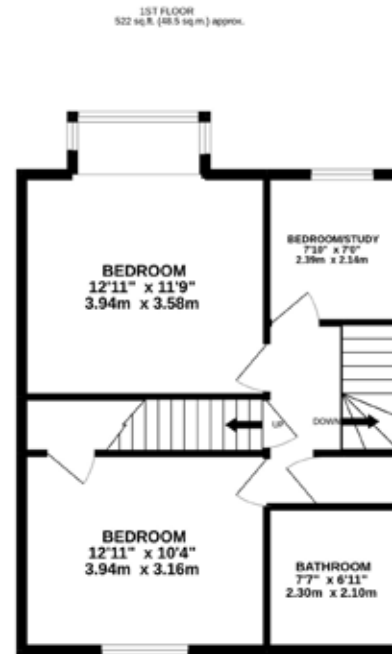
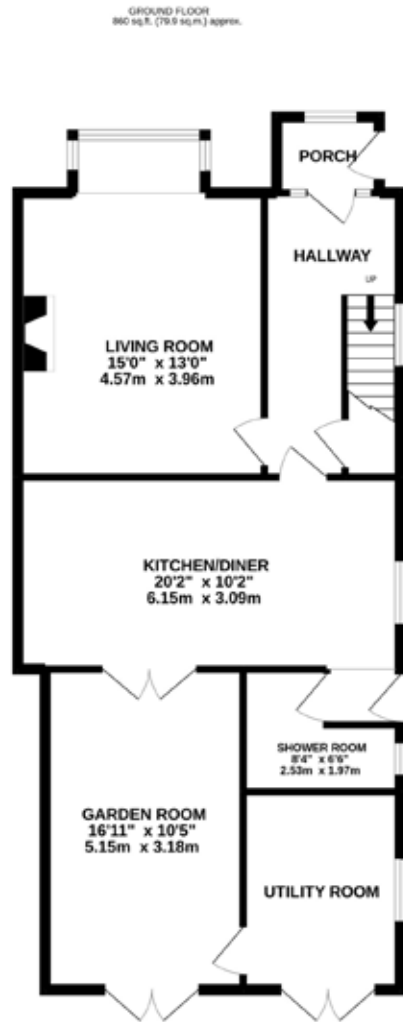












TOTAL FLOOR AREA: 1563 sq.ft. (145.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep...

Hunstanton is a traditional Victorian seaside town facing west across The Wash making it one of the few places in Gt Britain where the sun sets over the sea.

There's plenty to do whether you're young or old and south beach has a promenade with a lively fun fair and beach activities. A good selection of cafes, shops and restaurants are also on offer.

A stretch of the North Norfolk Coastal Path has a path through Ringstead Downs, one of Norfolk's rare areas of downland. Occasionally there is an opportunity to walk through the private Hunstanton Park offering views of the moated Hunstanton Hall, once the home of the Le Strange family with Henry L'Estrange now remembered as the developer of the town and the statue of this Victorian gentleman stands proudly on The Green, facing out to sea.

### How Far Is It To...

Sandringham Estate lies approximately 8 miles away. Alternatively, King's Lynn (less than 15 miles south) can offer a wide variety of schools, cultural and leisure facilities, plus a main line railway station with links to London King's Cross taking 1 hour and 40 minutes. The Cathedral City of Norwich lies approximately 43 miles to the South East with all the local amenities you would expect of a county capital including main line station to London Liverpool Street and an expanding airport to the north side of the city with national and international flights.

### Services and District Council

Gas Central Heating, Mains Water, Mains Drainage

Kings Lynn and West Norfolk Borough Council

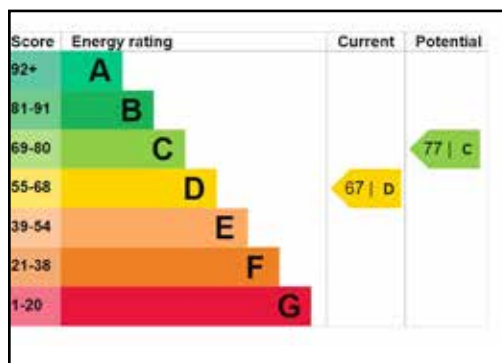
Council Tax Band - C £1,841.26 PA

EPC - D

Tenure  
Freehold



Fine & Country Hunstanton Office  
8 Greevegate, Hunstanton, PE36 6BJ  
01485 777 777





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

follow Fine & Country Hunstanton



Fine & Country Hunstanton  
8 Greevegate, Hunstanton, PE36 6BJ  
01485 777 777 | [hunstanton@fineandcountry.com](mailto:hunstanton@fineandcountry.com)

