



THE STORY OF

Albatross Cottage

Old Hunstanton, Norfolk

SOWERBYS



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Albatross Cottage

Waterworks Road, Old Hunstanton, Norfolk
PE36 6JE



Modern Cottage

Two Bedrooms

Three Bathrooms

First Floor Sitting Room

Balcony

Amazing Views

Well-Presented Accommodation

Private Parking

Fantastic Location

Successful Holiday Let

No Upward Chain



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“It has been a wonderful holiday home, moments from the golf club and a short walk to the beach...”

Located just moments from both the Championship golf course of Old Hunstanton and the golden sands of the beach, Albatross Cottage is nestled away in one of north Norfolk’s most sought-after roads. This modern three-story property offers all the accommodation you would need for a weekend away.

On the ground floor, there is a shower room perfect for washing off after a long day at the beach. The large kitchen/dining room is the perfect place to catch up with family and friends, with doors leading out to a sitting area.

The first floor is impressive, with a sitting room to relax and unwind in, and doors which lead out to its own balcony, ideal for relaxing with a glass of wine while taking in the incredible views over the golf course. There is also a double bedroom with an en-suite on this floor. Heading up to the top floor, you will find a beautiful principal bedroom with built-in wardrobes and a modern en-suite.

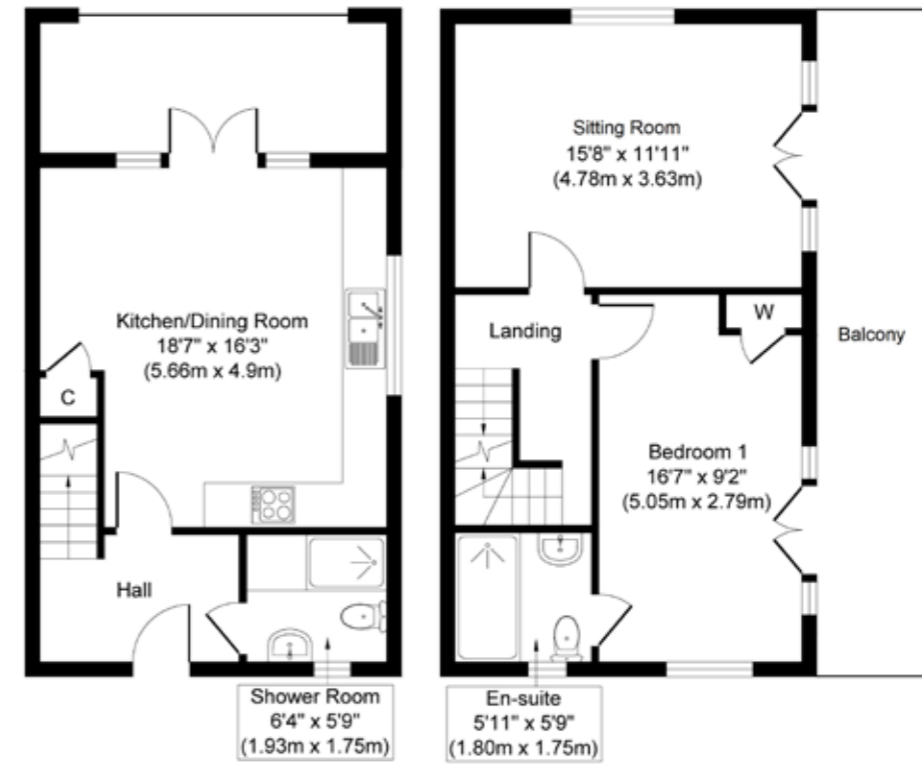




“Three words to describe Albatross Cottage would be spacious, friendly and welcoming.”

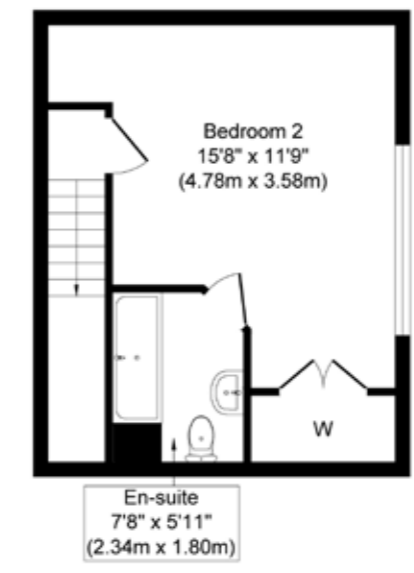


The property comes with its own private parking, essential in coastal towns. Aptly named given its proximity to Hunstanton Golf Club, Albatross Cottage offers a quintessentially coastal experience and is the perfect holiday home if you're looking to enjoy one of north Norfolk's most popular seaside villages.



Ground Floor
Approximate Floor Area
350 sq. ft
(32.51 sq. m)

First Floor
Approximate Floor Area
452 sq. ft
(41.99 sq. m)



Second Floor
Approximate Floor Area
310 sq. ft
(28.79 sq. m)

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.

ALL THE REASONS

Old Hunstanton

IN NORFOLK
IS THE PLACE TO CALL HOME



It's easy to see why Old Hunstanton is so popular with holidaymakers and full time residents alike. Home to some of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes.

Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia.

Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home.

Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the

village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster.

After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing.

Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.

Take a trip along the coast road towards Brancaster where you will find some fantastic places to eat including the Thornham Deli with a restaurant, shop and, you guessed it, deli, or stop over at Briarfields Hotel in Titchwell for some great food and drink and beautiful marsh views across to the sea.



Note from the Vendor



Old Hunstanton Beach as seen from above.

“We are very fond of our walks along the golden sands of Old Hunstanton beach.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 0948-4956-7342-1277-2990

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: ///spaceship.gently.transmitted

AGENT'S NOTE

The property is owned by family of a Sowerbys member of staff.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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