



THE STORY OF

Mulligan Cottage

Old Hunstanton, Norfolk

SOWERBYS



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Mulligan Cottage

Waterworks Road, Old Hunstanton, Norfolk
PE36 6JE

●
Modern Cottage

Two Bedrooms

Three Bathrooms

First Floor Sitting Room

Juliette Balcony

Well-Presented Accommodation

Private Parking

Fantastic Location

Successful Holiday Let

No Upward Chain
●

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“The spacious kitchen/dining room has been a fantastic place to entertain friends and family...”

Apptly named, given its location just moments away from the Championship golf course at Old Hunstanton, Mulligan Cottage is the ideal lock-up and leave.

Nestled in one of north Norfolk's most sought-after roads close to the golden sands of the beach, Mulligan Cottage is a modern three storey property offering all the accommodation one would need for their weekend away.

On the ground floor, a shower room is perfectly positioned for washing off sand and salt after a long day at the beach. The large kitchen/dining room, with doors leading out to a sitting area, is the perfect space for catching up with family and friends and discussing the day's adventures.



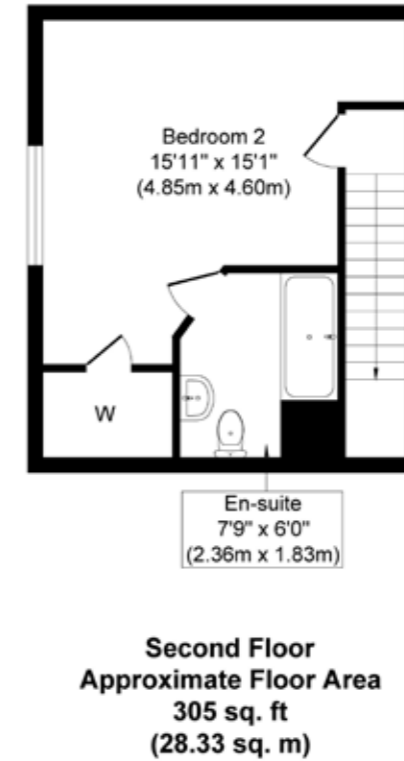
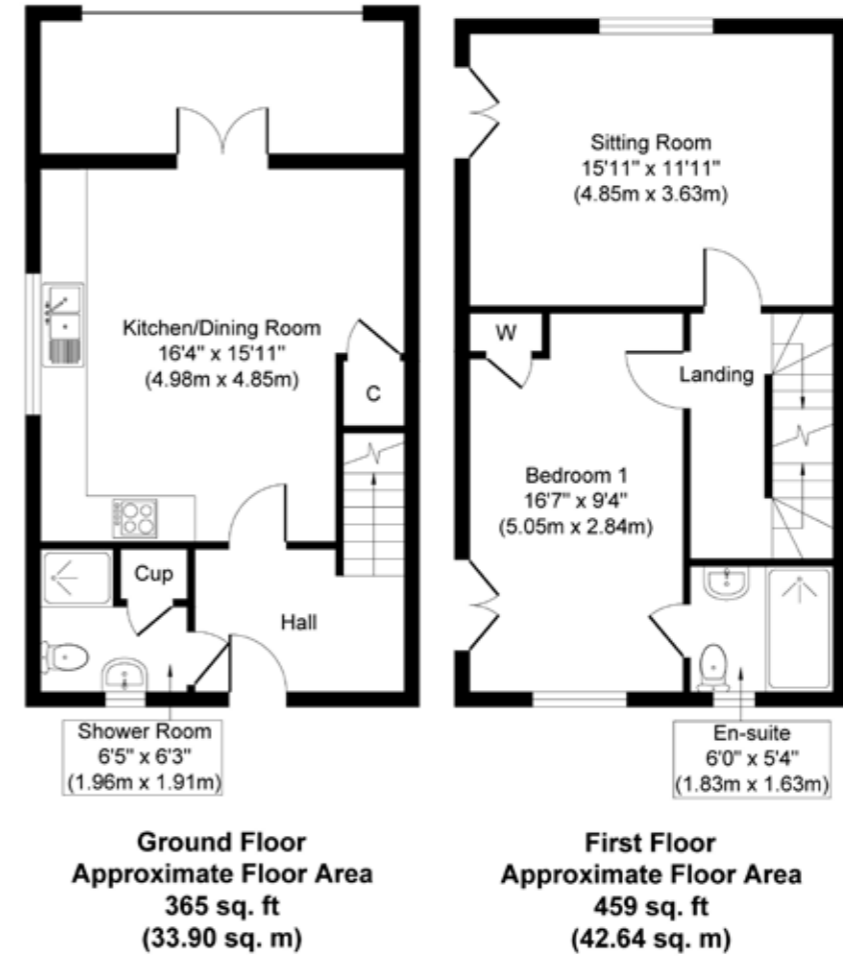


Moving up to the first floor, prepare to be impressed by the sitting room, a welcoming space which offers relaxation and tranquillity. A Juliette balcony brings the outdoors in, providing an open and airy atmosphere. This floor also boasts a double bedroom with an en-suite. On the top floor, the beautiful principal bedroom awaits, complete with built-in wardrobes and a modern en-suite.



Private parking is essential in coastal areas, and this property comes with its own, making it an even more attractive prospect. If you're searching for the ultimate lock-up and leave holiday home, with local amenities and excellent walks right on your doorstep, look no further than Mulligan Cottage.

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



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

To be confirmed.

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

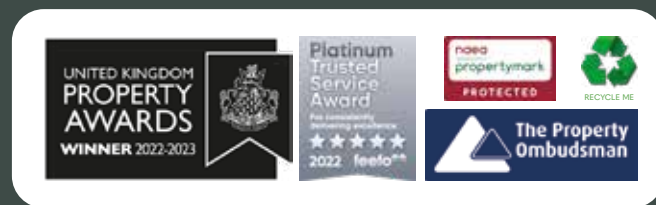
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AGENT'S NOTE

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SOWERBYS



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