



THE STORY OF

Par Cottage

Old Hunstanton, Norfolk

SOWERBYS



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Par 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

No Upward Chain

Successful Holiday Let

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

Located just moments away from the Championship golf course of Old Hunstanton and the golden sands of the beach, you'll find the aptly named Par Cottage, nestled in one of north Norfolk's most sought-after roads. This modern three-storey property offers everything you need for a weekend getaway, complete with a first floor balcony views of the Old Hunstanton beach huts.

On the ground floor, a convenient shower room awaits, perfect for washing off after

a long day at the beach. Step into the large kitchen/dining room where you can catch up and chat with family and friends while cooking, with doors leading out to a sitting area.

As you head up to the first floor, prepare to be wowed by the sitting room. This space offers the perfect atmosphere to relax and unwind and boasts its own balcony with stunning sea views. Open the patio doors and let the gentle coastal breeze sweep in on those warm summer days.





Also on the first floor, you'll find a lovely double bedroom with its own en-suite.

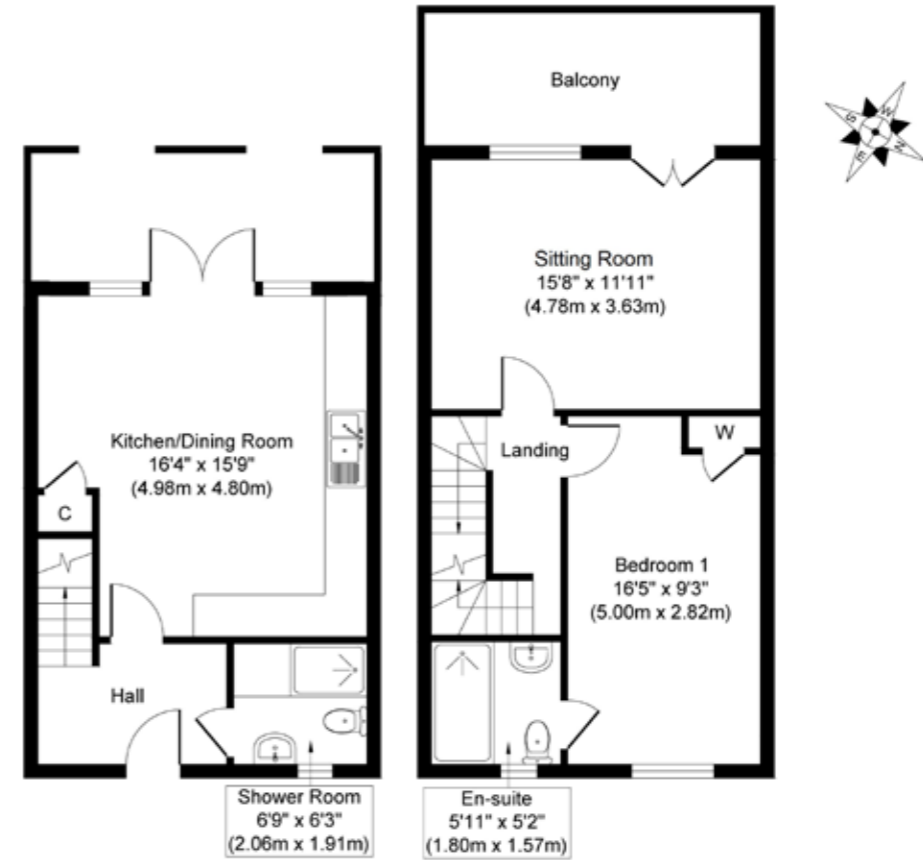
Continue up to the top floor and you'll discover a beautiful principal bedroom, complete with built-in wardrobes and a modern en-suite.



Par Cottage also offers the convenience of private parking, which is essential in coastal areas. This is the perfect holiday home which offers close proximity to the beach, private parking and is just a short stroll to Old Hunstanton's fine eateries.

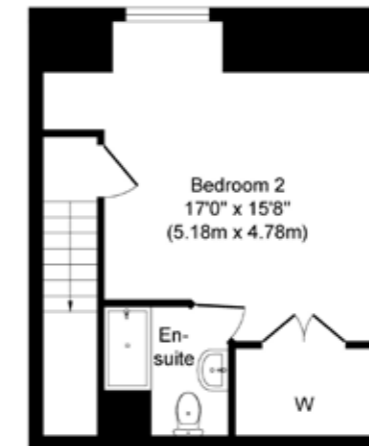


“We are very fond of our walks along the golden sands of Old Hunstanton beach.”



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.

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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.

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

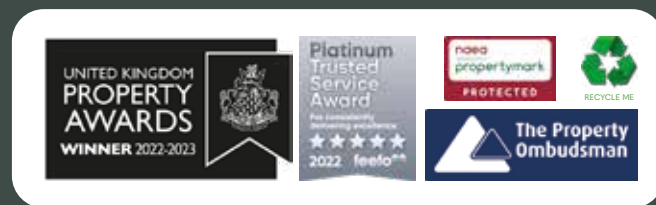
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AGENT'S NOTE

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SOWERBYS



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