



THE STORY OF

The Old Vicarage

Holme-next-the-Sea, Norfolk

SOWERBYS



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The Old Vicarage

Peddars Way, Holme-next-the-Sea, Norfolk
PE36 6LE



Large Detached Residence

Five Bedrooms

Three Reception Rooms

Large Kitchen/Dining Room

Four Bathrooms

Garage/Boathouse

Additional Reception Space/Bathroom

Well-Sized Grounds

Excellent Location

Successful Holiday Let



SOWERBYS HUNSTANTON OFFICE

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“A simply beautiful home. It’s served as a popular holiday retreat, offering a calm and serenity which juxtaposes modern life.”

Offering an idyllic lifestyle amidst unspoilt golden sands and the melodic symphony of birds from the nearby nature reserve, The Old Vicarage is nestled within the picturesque village of Holme-next-the-Sea. The village is a true hidden gem on the north Norfolk coast and it conceals this equally beautiful character residence, enveloped by expansive grounds and boasting a boathouse with additional accommodation.

Stepping into the Old Vicarage, you are immediately struck by the sense of light and space which is characteristic of older properties. The formal sitting room, an exquisite space designed for entertaining and complete with a cosy wood-burning

stove, welcomes guests with open arms and provides seamless access to the garden through a charming door. For a more relaxed ambiance, the separate lounge beckons, perfect for unwinding with loved ones on cool evenings. With double doors that can be flung open to invite the gentle summer breeze, this room is a haven of tranquillity.

The large formal dining room seamlessly transitions into the beautiful kitchen, where modern units harmoniously coexist with a traditional Aga cooker. This fusion of styles creates an atmosphere that is both functional and aesthetically pleasing, a space where culinary delights can be crafted with ease.





Ascending to the first floor, you will discover four generously proportioned bedrooms, each suffused with natural light and offering breathtaking views of the surrounding gardens. The principal bedroom boasts an en-suite, while an attractive family bathroom graces this level, providing convenience and luxury for all occupants.

“A spacious and calming place to live.”

Move up to the second floor and it reveals an exceptionally spacious bedroom with its own en-suite, ensuring privacy and comfort for those lucky enough to reside there.





Outside, a true spectacle awaits. The Old Vicarage sits at the heart of its plot, surrounded by meticulously manicured lawns which serve as the perfect backdrop for entertaining guests. An inviting patio area beckons you to unwind and soak up the coastal ambiance, while a separate garden area offers a safe haven for children to frolic and play.

To the rear of the property, a large garage/boathouse awaits, providing ample space to park multiple vehicles - or boats. On the upper level of this building, you'll find a spacious reception area, complete with storage cupboards and a bathroom, offering endless possibilities for additional living space.

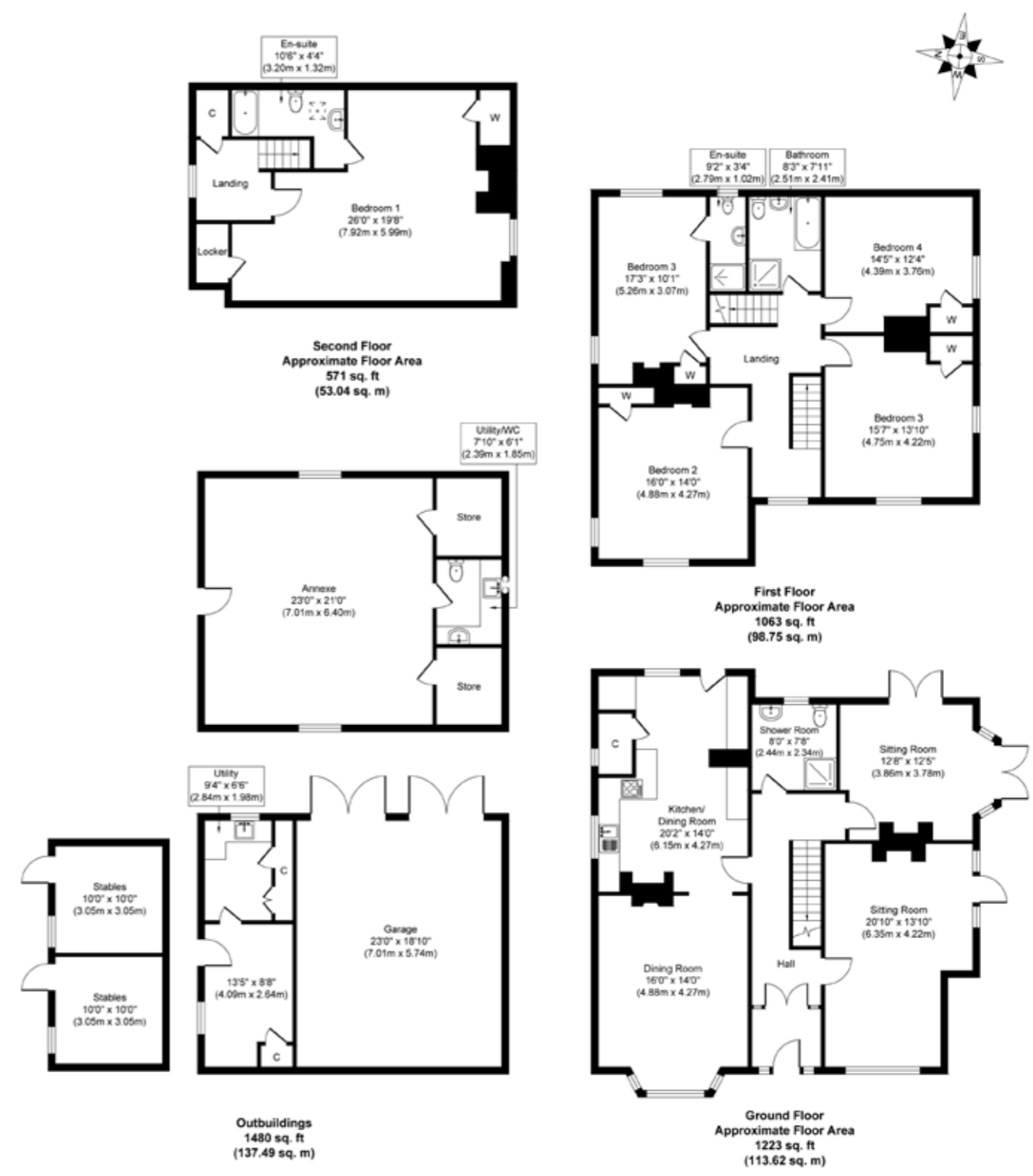
At the front of the home, a grand driveway and turning area provides parking for even the largest of gatherings, meaning there's always a high level of convenience and ease for residents and visitors alike.

In a time when large coastal homes with expansive grounds are becoming increasingly scarce, The Old Vicarage presents itself as an extraordinary opportunity. Whether you are seeking the perfect family home or an investment for a successful holiday let, this property offers an exquisite blend of elegance and comfort - set within an excellent location. With unspoilt beaches stretching as far as the eye can see, nature at your doorstep, and the allure of coastal living, The Old Vicarage invites you to embark on a lifestyle like no other...





“Imagine sitting in the gardens, having a barbecue with friends and enjoying an exquisite level of bliss on the Norfolk coast.”



SOWERBYS — a new home is just the beginning

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



“Our clients found that being such a short walk from the beach was a real draw of this home.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 7700-1510-0122-1200-3673

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

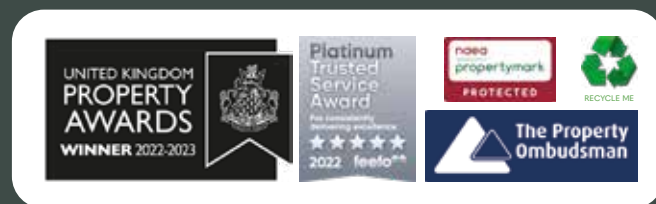
Freehold.

LOCATION

What3words: ///reinstae.suave.fitter

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