



THE STORY OF

# The Squirrels

*Holme-next-the-Sea, Norfolk*

SOWERBYS

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# The Squirrels

24 Eastgate, Holme-next-the-Sea, Norfolk  
PE36 6LL

Four Bedroom Detached House

Approximately 3/4 of an Acre Garden (stms)

Field Views Beyond

Popular Coastal Location

Double Garage

Would Benefit from Modernisation

Development Potential

SOWERBYS HUNSTANTON OFFICE

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“This home sits in a good-sized plot with field views and the coast mere minutes away.”

The spectacular draw of coastal living comes in all shapes and sizes; from being in a busy town, living in a quaint cottage, or a family home within a brisk walk to the beach - it is a vast spectrum.

However, a home like The Squirrels is amongst the rarest finds. Nestled within the coastal village of Holme-next-the-Sea, a hidden gem amongst the Norfolk coastline, this four-bedroom detached house sits on an impressive 3/4 of an acre plot (stms), providing ample space for you to make your dream home a reality.

With its close proximity to the sea and breath-taking field views, you'll discover the perfect blend of this wonderful county - coast, countryside and a place to call home.

Whilst this property would benefit from modernisation, it presents an incredible opportunity for you to put your own personal touch on a charming residence. As you approach the home along the sweeping driveway, you pass through the gorgeous gardens to be greeted by a double garage and plenty of parking.

The spaciousness of this home is abundantly clear as soon as you've stepped foot inside. The traditional layout of the downstairs accommodation includes a front porch, an inviting L-shaped lounge/dining room - with a sun room attached, a kitchen/breakfast room, and two downstairs WCs. There's also convenient access to the double garage.

Moving upstairs, you'll find a large landing which exudes a sense of grand space. From here, four bedrooms and a bathroom extend, with the principal bedroom standing out as an exceptional feature. Spanning more than 20 feet in length, it runs the full depth of the property, providing you with a serene retreat to relax and unwind.



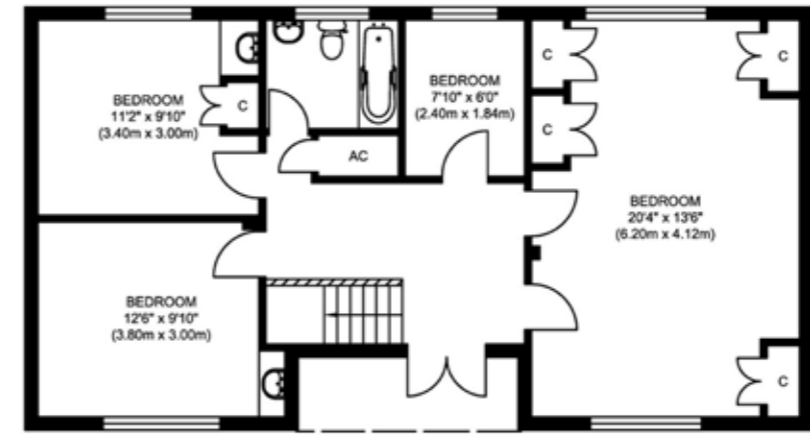


Beyond the walls of this home, the outside is a haven for wildlife and nature enthusiasts. The gardens boast an abundance of shrubs and trees, creating a peaceful atmosphere. Additionally, the field views stretching into the distance add to the tranquillity of the location, offering a picturesque backdrop for your coastal lifestyle.

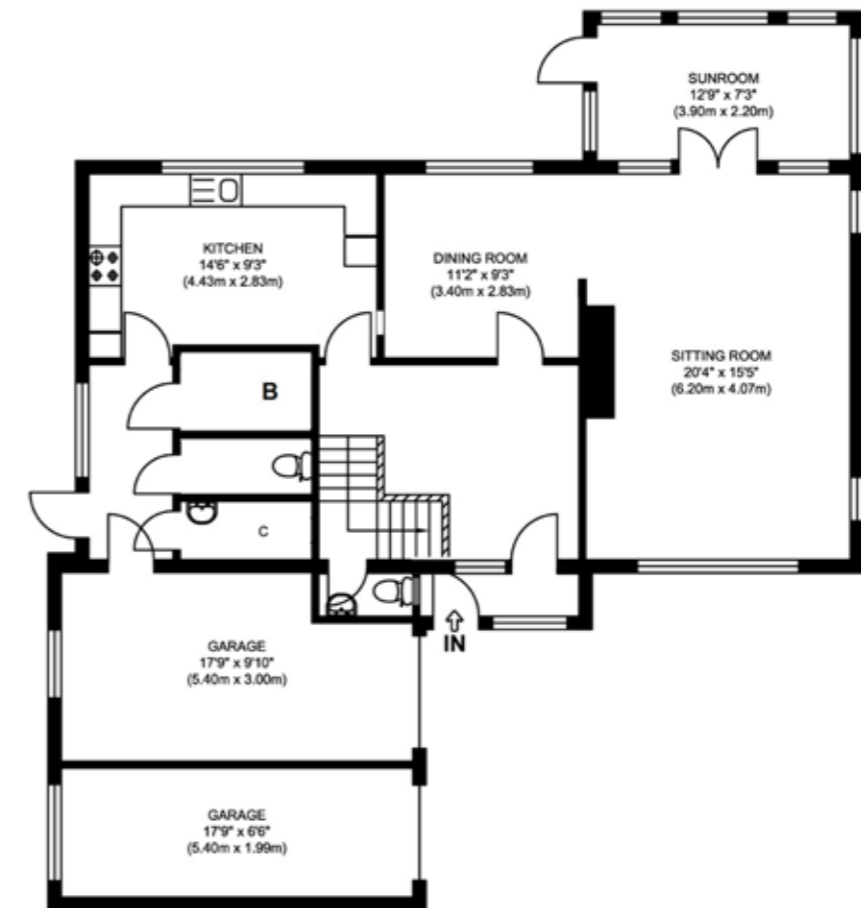
Whether you envision The Squirrels as a development opportunity, with scope to add an additional property within the grounds - subject to planning permission, or a renovation project for your perfect coastal retreat, this is a rare chance to create something truly special. Opportunities like this are seldom seen along the north Norfolk coast, making this a unique gem waiting to be discovered and polished into a dream residence...



“The field views add to the sense of tranquillity found at this home.”



FIRST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA OF HOUSE WITHOUT GARAGE 1603.39 SQ.FT. ( 148.96 SQ.M.)

TOTAL APPROX. FLOOR AREA OF HOUSE WITH GARAGE 1884.65 SQ.FT. ( 175.09 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

# 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.

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

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.

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



“Look out as far as the eye can see and feel encapsulated by the serenity of this location.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 3507-7026-4000-1061-0202

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: ///wiggling.afterglow.hope

## AGENT'S NOTE

An overage is being placed on the plot for future development. Please contact our Hunstanton office for more details.

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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