



Aysgarth
13 Wodehouse Road | Old Hunstanton | Norfolk | PE36 6JD



COASTAL MAGNIFICENCE



Situated in Old Hunstanton, one of the most desirable coastal villages in Norfolk, this magnificent residence is amongst the finest in the area with breathtaking views of the sea and the dunes, and located only minutes from the sandy beaches and the championship links golf course.

Opportunities to purchase properties of this standing arise only very rarely, and this 1920s detached home with a heated swimming pool is coming to the market for the first time in almost four decades. Offering five double bedrooms (three with en suites and one with a dressing room) and a family bathroom on the first floor, the ground floor comprises a wealth of accommodation including a large reception room, dining room, kitchen/breakfast room, study, pantry and a scullery with access through to the double garage. Outside there are gardens to the front and rear and off-street parking for several vehicles. A stunning property with the most spectacular sea views.



KEY FEATURES

- A Wonderful example of an Edwin Lutyens inspired imposing residence with Swimming Pool
- Undoubtedly the most prestigious road in Old Hunstanton with similar spectacular properties
- An elevated position offers the most amazing Sea views from the first floor
- Wonderful sized rooms throughout with natural light and original features
- Kitchen/Breakfast Room, Scullery and Pantry and Four Reception Rooms
- Five Bedrooms and Four Bathrooms (Three en-suite)
- Double Garage, Plenty of parking and attractive Gardens front and rear
- Very well maintained throughout
- Total Accommodation extends to 2927sq.ft
- Energy Rating D

A Stunning House in a Beautiful Setting

"When we first moved to Hunstanton, we lived in the main town area, not far from the lighthouse," the present owner said. "My husband worked in the town and regularly drove past Aysgarth, which in his view was "The most attractive house in Old Hunstanton". It then became our ambition to buy it one day, should it ever be for sale. In August 1984, we succeeded and have lived here, very happily, ever since. The house and location have been everything we hoped for to bring up our two daughters."

"The house needed quite a bit of improvement when we moved in, so it was re-roofed and re-plumbed with new central heating and new windows installed. The veranda was also rebuilt, and the bathrooms and kitchen replaced. We also repaved the whole pool area, built a surrounding wall and refurbished the pool itself. It took us ten years to complete all this."

"The house is very spacious, and we have many happy memories of hosting large gatherings of family and friends here. There are double doors from the dining room to the front hall, which when opened back onto themselves, create a very large area for entertaining." When asked about their favourite spaces in the house, the owner said, "My favourite room is the light and airy sitting room which has a bifold door out to the garden and two very large windows giving great views of the sea in all its changing moods."





KEY FEATURES

The master bedroom and other two front bedrooms also have lovely sea views, but it is the wonderful panoramic view of the dunes and sea from the patio doors on the balcony which always stops visitors in their tracks. It is quite something."

"Former occupants of the house told us, many years ago, that they were once visited by the people whose relatives had had the house built back in the 1920s. It is, I am told, a fine example of a late Arts and Crafts house, characterised by its width, the large roof, the veranda and the forward gable. It was, apparently, built as a summer home. The mother would come for a few weeks in the long school holidays with the children, a maid and a chauffeur. These servants would stay at the garage-end of the house, which can be closed off with a door along the landing. This probably explains why there was once a trapdoor in the end bedroom with a wooden stepladder down into the garage."

"Leaving this lovely house with all its memories after almost forty years will be a huge emotional wrench, not just for me, but for our daughters too, They both have such happy memories of growing up here and really appreciate just how lucky they have been. As one recently commented, "To live in such a stunning house, surrounded by beautiful countryside, with a glorious beach just a few minutes' walk away - well, it doesn't get much better than that, does it!"

The Garden

"Our daughters describe their childhood here as idyllic," the owner said. "In the garden there is a heated swimming pool in which they, and now our grandchildren, all learned to swim. Hot summer days are still passed with the children playing in there from morning till evening, reluctantly climbing out only because it's bedtime. The garden faces south and is a real suntrap. Also, it is not overlooked, which is a real bonus."

A Wonderful Setting

"As a change from being in the pool, the beautiful, huge beach here in Old Hunstanton is less than five minutes on foot from the house and is a lovely place to walk, both in summer and winter," the current owner said. A highly sought-after village on the north Norfolk coast, Old Hunstanton is approximately one mile from the main town of Hunstanton and ten miles from Burnham Market. The village has a local shop and post office and is renowned for its excellent sandy beaches, public houses, restaurants and championship golf course.





















INFORMATION



On Your Doorstep...

Hunstanton is a coastal town and resort facing the Wash. It is unusual because you can see a sunset over the sea, being the only town on the east coast that faces west. There is a long, sandy beach and it is famous for its striped cliffs. There are two supermarkets, a selection of schools (primary and secondary) and a range of shops. For the golfers there is the superb championship golf course – Hunstanton Golf Club and nearby The Royal West Norfolk Golf Club at Brancaster. The Sandringham Estate is a short distance away with its Country House and walks through Sandringham Woods.

How Far Is It To?...

For those who want to access Kings Lynn town centre and Railway Station, both can be found within 18 miles. Prestigious Burnham Market is within 12 miles and Wells-next-the-Sea is within 17 miles. To experience the sights and shopping of the fine City of Norwich, the heart of the City is approximately 45 miles away.

Services, District Council

GFCH, Mains - Water & Drainage

Kings Lynn and West Norfolk Borough Council

Council Tax Band G

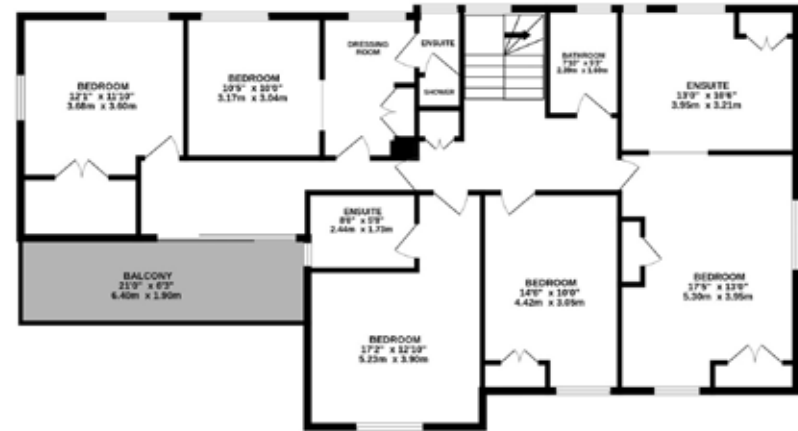
Tenure

Freehold

GROUND FLOOR
1558 sq.ft. (144.8 sq.m.) approx.



1ST FLOOR
1369 sq.ft. (127.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2927 sq.ft. (271.9 sq.m.) approx.

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