



S

THE STORY OF

St Anne's

*Hunstanton, Norfolk*

SOWERBYS



S

THE STORY OF

# St Anne's

7 Avenue Road, Hunstanton, Norfolk  
PE36 5BW

No Onwards Chain

Double-Fronted Victorian Property

Walking Distance to Beach

Character Features Throughout

Four Double Bedrooms

Two Bathrooms and Two Separate WC

Large Rear Garden with Separate  
Garden Shed and Wood Store

Driveway and Garage

Integrated Fire, Smoke and Security Alarm

Water Softener

SOWERBYS HUNSTANTON OFFICE

01485 533666

[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)





“The house was completed in 1899 and it has lovingly retained its Victorian features, including the stained glass.”

With an ability to be tucked away and out of sight, but mere minutes from the captivating sea front - there are few homes in Hunstanton which can afford you such a convenient location.

If you step foot outside the pretty front door of this elegant home it is only a few minutes walk either right or left to be on the sandy beaches or in the centre of this Victorian town.

Appreciate that fresh and salty sea air on a winter's walk along the promenade, or create cherished memories with friends for a summer tipple at a restaurant's

terraced area - the setting of this home helping make this dream a reality.

Whilst its location within the town is an encapsulating element of this property, the residence itself feels as if it has everything.

From its spacious living areas, to a good garden size, and ample off-roading parking, St Anne's seemingly ticks every box for a perfect home.

The double frontage of the property, adorned by a garden gate and pretty tiles, creates a charming impression - one which is sure not to let you down...

A large central hallway acts as the centrepiece of the property with all rooms accessible from here. To the right is a dining area which flows into a well-equipped kitchen, a great space to cook and entertain guests. From here you may seamlessly move into the breakfast room, with doors to the outside and a large larder, this is a great space and a hidden gem at the rear of the home.



To the left are two further reception rooms with the rear one being a particular favourite with the owners, being cosy in winter with the wood-burner but also airy in the summer months with the patio doors open on to the garden.



A handy WC then completes the downstairs accommodation.





“This has been our unique, stylish and comfortable home.”



Upstairs there are four good-sized double bedrooms with feature fireplaces all being served by two bathrooms and a further separate WC. The rear bathroom is particularly impressive with a very large bath and a separate shower making the room feel very grand, certainly befitting the property.

Throughout the home, there are a wealth of original character features which blend perfectly with the modern stylish interiors. These include; high ceilings, well-proportioned rooms, stained glass windows, tiled fireplaces, wooden and tiled floors - just to name a few.

Although the property is already a great size, there is a large loft space, with windows, which would be ready to convert easily into further bedroom space, subject to relevant planning.

Outside and to the front, there is gravel off-street parking which leads to a large pitched garage, which is hard to find locally.

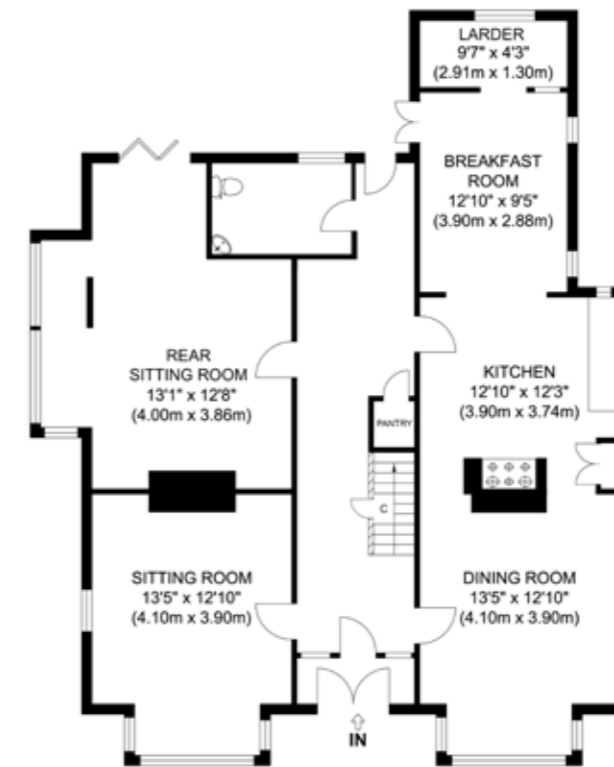
The rear garden is surprisingly large for the area and suits the size of the property, coming with a lovely patio area which is secluded and a favourite spot for the current owners to relax outside. A handy brick-built outbuilding is also in the rear garden and makes for an ideal home office/hobby room away from the property - or even utility space.

St Anne's is set within a conservation area and stands pretty with its Carrstone exterior, a local nod to the nearby cliffs. This is a home which is cosy and comfortable, can easily entertain and will be sure to impress you for years to come.





FIRST FLOOR



GROUND FLOOR

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.

Copyright V360 Ltd 2022 | www.houseviz.com

ALL THE REASONS

# Hunstanton

IS THE PLACE TO CALL HOME



Who wouldn't want a place by the sea? Hunstanton is a traditional, unspoilt coastal town, the perfect spot to enjoy a walk on

the beach and a tasty fish and chip supper, but for those lucky enough to call it home, this Victorian gem has so much more to offer.

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 flock to Hunstanton, many staying at Searles Leisure Resort which opened as a caravan park in 1936. Wile away 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 & putt on the cliff-top, plus a renowned Links course in neighbouring Old Hunstanton.

Facing west across The Wash, 'sunny Hunny' as the locals fondly call it, is famous for its incredible sunsets and in the summer months it's customary to head to the green, beach or one of the Victorian squares to watch the daylight slowly fade.

Impressive Victorian and Edwardian properties line the squares and surrounding streets, which have been added to over the years with more contemporary homes, apartments and supported accommodation for later life living. With a primary and secondary school, Smithdon High, which is a Grade II listed building, plus a co-educational prep school, Glebe House School, there is an excellent choice of education within the town. Other amenities include a GP surgery and Post Office, plus a leisure pool and gym at The Oasis, which overlooks the sea – grab an early morning workout and watch the skyline come to life.

Two of the supermarket stalwarts, Tesco and Sainsbury are in town, with a Lidl just five minutes away on the A149 at Heacham, but a fantastic local greengrocer and award winning deli are the place to stock up on brilliant ingredients and tasty treats from artisan makers. Naturally as a holiday destination, there are plenty of places to start the day with a full English, treat yourself to a traditional afternoon tea at Berni Beans, or unwind at wine bar Chives.

With a renewed sense of vigour in recent years, Hunstanton is a place that attracts young families, professionals and entrepreneurs alike, along with those looking to enjoy their golden years and life at a slower pace. Find out why this is the perfect spot to discover your coastal bolthole.



Note from the Vendor



“Our house is perfectly positioned for town, and for walks to either Heacham or Old Hunstanton.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 7900-6066-0922-5003-1373

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: ///roost.rings.servants

## AGENT'S NOTE

Our vendors have a beach hut in Old Hunstanton which could be purchased separately, if interested.

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL