



THE STORY OF

Larkin House

Holme-next-the-Sea, Norfolk

SOWERBYS

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Larkin House

36 Main Road, Holme-next-the-Sea, Norfolk
PE36 6LA

Detached House

Three Bedrooms

Kitchen/Dining Room

Utility Room

Spacious Driveway

Integral Garage

Large South-Facing Garden

Summerhouse

Workshop and Shed

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“Whether you’re sat in the house with the doors open, or out on the covered seating area, it feels incredibly special.”

In a picturesque and inviting location, set back from the road on a generous plot, stands Larkin House. Nestled on the breathtaking north Norfolk coast, this charming three-bedroom property is not only a forever home, but also an ideal weekend retreat.

Immediately greeted by a bright and airy entrance hall, this space is flooded with natural light from the large window to the front. The home exudes warmth and comfort, providing the perfect ambiance for relaxation and cherished family moments.

The sitting room offers a cosy and relaxed space where you can unwind and catch up with loved ones. What’s more, the convenient access to the covered seating

area seamlessly blurs the boundary between indoors and outdoors, allowing you to bask in the beauty of the nature at your doorstep.

The heart of Larkin House lies in its captivating kitchen/dining room, stretching from the front to the back of the property. This generous space invites you to share meals and create lasting memories with family and friends, and it too has doors leading to the aforementioned seating area offering opportunities to enjoy al fresco dining and soak in the picturesque garden.

Adjacent to the kitchen, you’ll find a practical utility room, providing easy access to the integral garage and a convenient additional WC.



Upstairs, the property boasts three double bedrooms, with two overlooking the enchanting rear garden. Each bedroom provides a tranquil retreat, whilst a well-appointed family bathroom completes this floor.

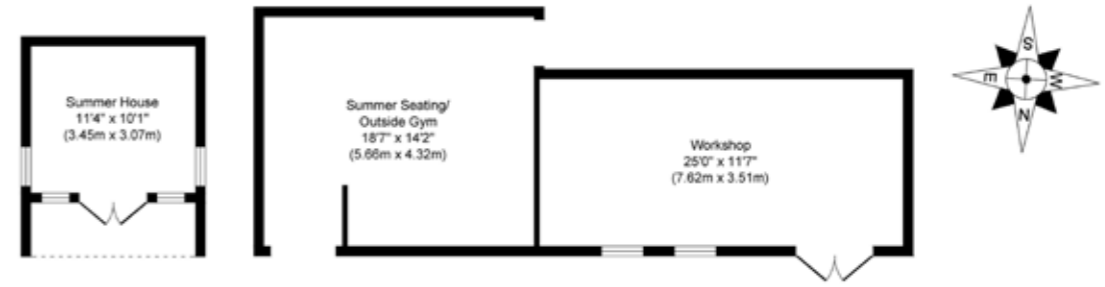
A large driveway at the front offers ample parking space for several vehicles, ensuring you and any guests will always find a spot.

Soak in the lovely south-facing garden and be captivated by the serene ambiance it provides. The lush lawn is a perfect playground for children to explore and play freely. For those who enjoy gardening, or simply want to embrace a more sustainable lifestyle, raised beds offer the opportunity to grow fresh vegetables and herbs. To enjoy this space, there's maybe no better way to unwind than by hosting a barbecue in your private oasis while savouring a cold glass of wine with loved ones.

Topping off the garden, a charming summerhouse awaits you in the garden, providing a versatile space which could be your serene retreat or a home office. Imagine spending lazy afternoons with a book or working from home, surrounded by the tranquillity of nature. Moreover, for those who have hobbies or require extra storage space, a workshop and a large storage shed are available, ensuring you have room for all your endeavours.

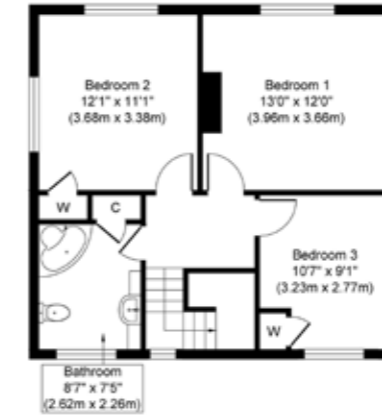
Larkin House offers not just a home, but a lifestyle which embraces the beauty of the Norfolk coast. Its spacious rooms, delightful garden, and attractive features make it a perfect sanctuary to call your own.





Outbuilding
Approximate Floor Area
699 sq. ft
(64.93 sq. m)

Not shown in actual location/orientation



First Floor
Approximate Floor Area
558 sq. ft
(51.83 sq. m)



Ground Floor
Approximate Floor Area
873 sq. ft
(81.10 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.

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



“The golden sands, beach and nature reserve nearby never fail to impress.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 0340-2290-5120-2292-2321

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: ///wooden.trickster.offices

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