



THE STORY OF

Links Lodge

Old Hunstanton, Norfolk

SOWERBYS

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THE STORY OF

Links Lodge

29 Golf Course Road, Old Hunstanton, Norfolk
PE36 6JH

Large Detached Home

Six Bedrooms

Four Reception Rooms

Three Bathrooms

Uninterrupted Views

Incredible Location

Private Road

Next to Old Hunstanton Golf Club

Requires Modernisation

No Upward Chain

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“Your private gateway to the Norfolk coast.”

Sitting in the rear garden, enjoying a peaceful serenity, it is perhaps only after a moment's reflection that you realise simply how magnificent this location is.

Whilst the views are simply tantalising, you can emerge from your private gateway in the garden, step between the hedges and discover the sandy dunes just beyond. When you've meandered the paths, stepping between the lovely beach huts, it's one final rise over the sand until you've reached the sea.

The joy of the Norfolk coast is mere

minutes from Links Lodge and, at times, the golden sands and salty waters feel like your own private space.

The home is situated down a private road in Old Hunstanton village, one where simply walking down it feels so peaceful. At the end of this road is the Old Hunstanton Golf Club, a renowned links course sure to test the keenest of golfers.

The colourful frontage of Links Lodge adds charm as soon as you approach the gravel driveway - large enough to cater to a number of guests and show them your wonderful coastal lifestyle.

Inside the home, the ground floor features a self-contained two-bedroom apartment with its own entrance, complete with a comfortable sitting room, family kitchen, and a family bathroom. This setup has been ideal for the current owners, allowing two families to use the property simultaneously while enjoying their own private space.



The main first-floor accommodation has its own entrance too, along with a connecting door to the ground floor apartment.



Once you ascend the internal stairs and pass through the hallway, you'll be greeted by the formal dining room, which benefits from a captivating vista. Adjacent is the lovely sitting room with its full-height windows, providing spectacular and far-reaching views which stretch far beyond and to the horizon. Sliding glass doors in both these rooms creates easy access to the patio area and means that you may truly let the outside in - especially that refreshing sea air.



The family kitchen, designed to take advantage of the picturesque outlook, leads to the delightful conservatory, a perfect spot to relax with family and take in the surroundings. A convenient WC located just off this adds to the practicality of the home.



The four bedrooms and two bathrooms of this level are thoughtfully situated at the opposite side of the floor, ensuring privacy and comfort for all occupants.





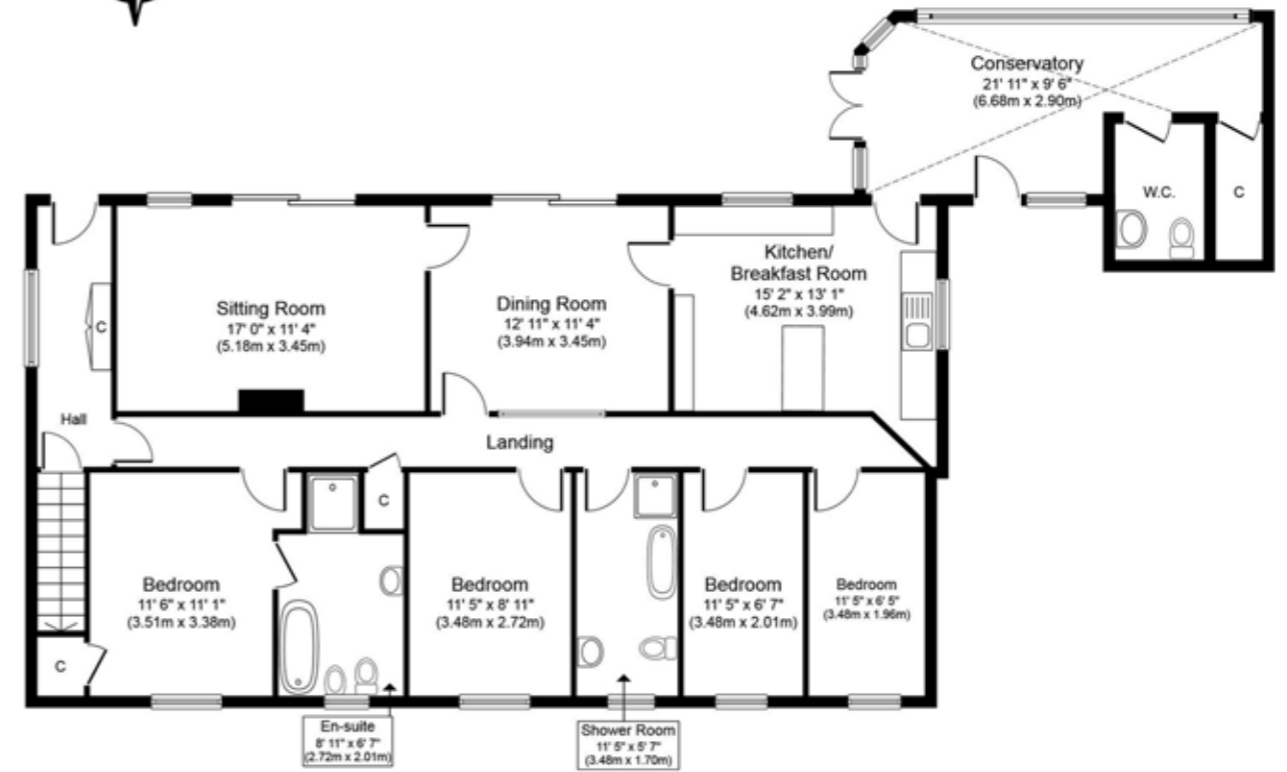
Outside at the garden and you'll truly appreciate the serene location and the sense of seclusion this property offers, providing an ideal setting for enjoying gatherings, relaxation, and breathtaking sunsets.

While Links Lodge requires modernisation, its prime location, spacious layout, and unmatched views make it a rare gem. With no upward chain, Links Lodge presents an extraordinary opportunity to immediately start creating your dream home - sat alongside a championship-level golf course, overlooking golden sands and vistas of calming sea waves...





“This has been an incredible escape for family for many years.”



First Floor
Approximate Floor Area
1,576 sq. ft.
(146.4 sq. m.)



Ground Floor
Approximate Floor Area
591 sq. ft.
(54.9 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

Old Hunstanton

IN NORFOLK
IS THE PLACE TO CALL HOME



With its picturesque beaches, rich history, and friendly community, Old Hunstanton offers a unique and idyllic lifestyle for its residents and visitors alike.

The only west-facing village on the east coast, it dates back to the 1300s and was built by Sir Hamon Le Strange. Today it is a charming place, mixing new and old architecture.

One of the older buildings is the Le Strange Arms Hotel, which dates back to the 17th century. The popular hotel is a landmark building on the coastline of this village and sits alongside The Ancient Mariner Inn, a traditional pub full of character. With its fireplace, a brisk winter's dog walk can be culminated with good food in a warm environment. Along the village's main road, The Lodge is another pub full of charm and character.

For fine dining, visit The Neptune for modern cuisine. The award-winning and Michelin Star-rated restaurant uses seasonal Norfolk produce and is the ideal spot to taste the highlights of this county.

From its main road, down to the beach, there are also several shops, cafés, and other restaurants within the village, meaning that you've a great assortment right on your doorstep.

Whilst its landmark buildings and amenities bring a community feel and charm to the area, including the 14th century flint and free stone

St Mary's Church, the natural beauty of the village is perhaps unrivalled.

Boasting some of the most beautiful beaches on the Norfolk coast, the wide sandy shores, dotted with colourful beach huts, provide a perfect setting for leisurely strolls, sunbathing, and picnics with loved ones.

The renowned Hunstanton Cliffs and the Holme Dunes National Nature Reserve are just a stone's throw away, too. These areas are home to a variety of bird species and offer breathtaking views of the coastline. Seals can also be spotted on the nearby sandbanks, providing a unique wildlife experience.

For golf enthusiasts, Old Hunstanton offers a renowned golf course with stunning views of the sea and surrounding countryside. The Hunstanton Golf Club is one of the most celebrated links courses in the country, attracting golfers of all skill levels.

The village is just a short walk or drive away from the bustling seaside town of Hunstanton. Here, you'll find a wider range of amenities, shops, and entertainment options.



Note from Sowerbys



“With access to the coast whenever you want, sometimes the beach feels like your private space.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///hooks.printouts.grumbles

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SOWERBYS



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