



9 Church Street  
Hunstanton | Norfolk | PE36 5HA

FINE & COUNTRY

# COASTAL ABODE



In the popular Victorian seaside town of Hunstanton, this carrstone and brick period property is located in the centre of town within a short walk of the seafront and local amenities. Arranged over three floors, there are four bedrooms all with en suites in the main property and a further two double bedrooms (both with en suites) in a courtyard annexe, in addition to versatile accommodation on the ground floor which comprises a sitting room, dining room, kitchen/diner and laundry room. Currently operating as a successful B&B, the property also has the advantage of off-street parking. This property is a perfect family residence for multi-generational living with the opportunity to continue as a guesthouse.



# KEY FEATURES

- Six-Bedroom End of Terrace House situated in the popular Victorian seaside resort of Hunstanton
- Versatile accommodation offering Four bedrooms in the main house
- Two further Bedrooms in the Annexe/Chalet with private entrance
- Two generous Reception Rooms, Kitchen Diner and separate Utility/Laundry Room
- Ground floor W.C, En-Suites to Five Bedrooms and large family Bathroom
- The ideal property for multi-generational living, or perhaps a second income
- Fabulous low maintenance Courtyard Garden to the rear
- Fantastic location, within walking distance to the Seafront
- Total accommodation Extends to 2141sq.ft
- Energy Rating E

## Deceptively Large

"I was looking for something to convert to a B&B near town, but away from hustle and bustle with free parking. I've always liked Victorian properties so was drawn to the carrstone," the present owner said when asked what first attracted them to 9 Church Street. "The property dates from the late 1800s and was originally constructed for middle managers of the then new Hunstanton town. At one point, while under the ownership of the conservative club, it was divided into two flats. People are often surprised by how big the property is on entering as it's deceptive."

We operate a B&B at the property and have done so for many years. There are a range of room sizes to suit all so it's very flexible, and the location of the property is great as it's so close to town and the beach."

As for favourite spaces, the owner said, "The kitchen is one of my favourite rooms it's large and very practical with lots of little touches including my walk-in pantry that I love as I'm a chef and designed it myself. Also I'm very proud of our two disabled rooms in the courtyard as, again, the interiors and layout are as a result of my input, and they are ideal for those with less mobility."

"During my time at the house, I've added en-suites to each bedroom and also extended the kitchen and dining room, in addition to the two ensuite brick built ensuite disabled bedrooms in the courtyard and a good size laundry room."





# KEY FEATURES

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There are three fireplaces in the house, although one has a gas fire installed in it and the others have not been working fireplaces for many years."

Asked what they will miss most about their home, they said, "Personally I will miss my kitchen and pantry, and my lovely courtyard."

## Courtyard Garden

"The garden is a suntrap courtyard and easily maintained but with plenty of space for two table and chair sets, and room for our pizza oven, barbecue and pots to grow veg and flowers. And our grapevine is flourishing this year!" the owner said. "We entertain a lot in the courtyard and use it almost all year long, weather permitting."

## Out and Around

"Hunstanton is a fantastic location for all ages with a lovely beach, amusements, bowling, a fun fair, beautiful gardens, pitch and putt, leisurely walks, and lots of places to stop and eat. One of the noticeable things about Hunstanton is how clean and safe it is with so many events put on through the year," the owner said. "We are often working at weekends but like to take a leisurely stroll along the prom to Heacham in the early evening, hoping to catch a stunning sunset for which Hunstanton is famous."

The Victorian seaside town of Hunstanton is certainly renowned for its magnificent sunsets along with its striped cliffs and long sandy beach. Amenities in the town are varied and comprise a variety of eateries, from cafes, a vintage tea shop, fish and chip shops, to a selection of pubs and restaurants. There is a theatre, supermarkets, health centre and dentist, along with schooling for all ages both state and private including The Glebe preparatory school in Hunstanton and, further along the coast at Holt, Gresham's School, which was founded in 1555. Hunstanton lies approximately fifteen miles north of the principal West Norfolk town of King's Lynn, and is a short drive away from the outstanding north Norfolk coastal villages."























# INFORMATION

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## 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.

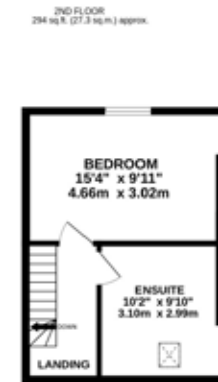
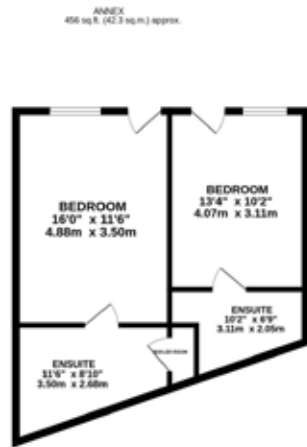
## Services, District Council

GFCH, Mains - Water & Drainage  
Kings Lynn and West Norfolk Borough Council  
Council Tax Band A

## Tenure

Freehold





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2141 sq.ft. (198.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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