



THE STORY OF

Barnacle

Hunstanton, Norfolk

SOWERBYS

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Barnacle

27 Margarets Close, Hunstanton,
PE36 5NN



- No Onward Chain
- Three Bedroom Semi-Detached Home
- Sun-Soaked Rear Garden
- Potential to Extend (STPP)
- Well-Maintained Throughout
- Off-Road Parking
- Corner Plot
- Popular Coastal Location



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“It’s homely and private. We’ve always felt safe and comfortable living here...”

Set in a private, quiet cul-de-sac, Barnacle is an extended three bedroom semi-detached bungalow. Having been in the same family for 15 years, it’s been a wonderful family home and now a much-loved holiday home. The bus stop is only a short walk away, and with a regular service you can explore the beautiful north Norfolk coast very easily.

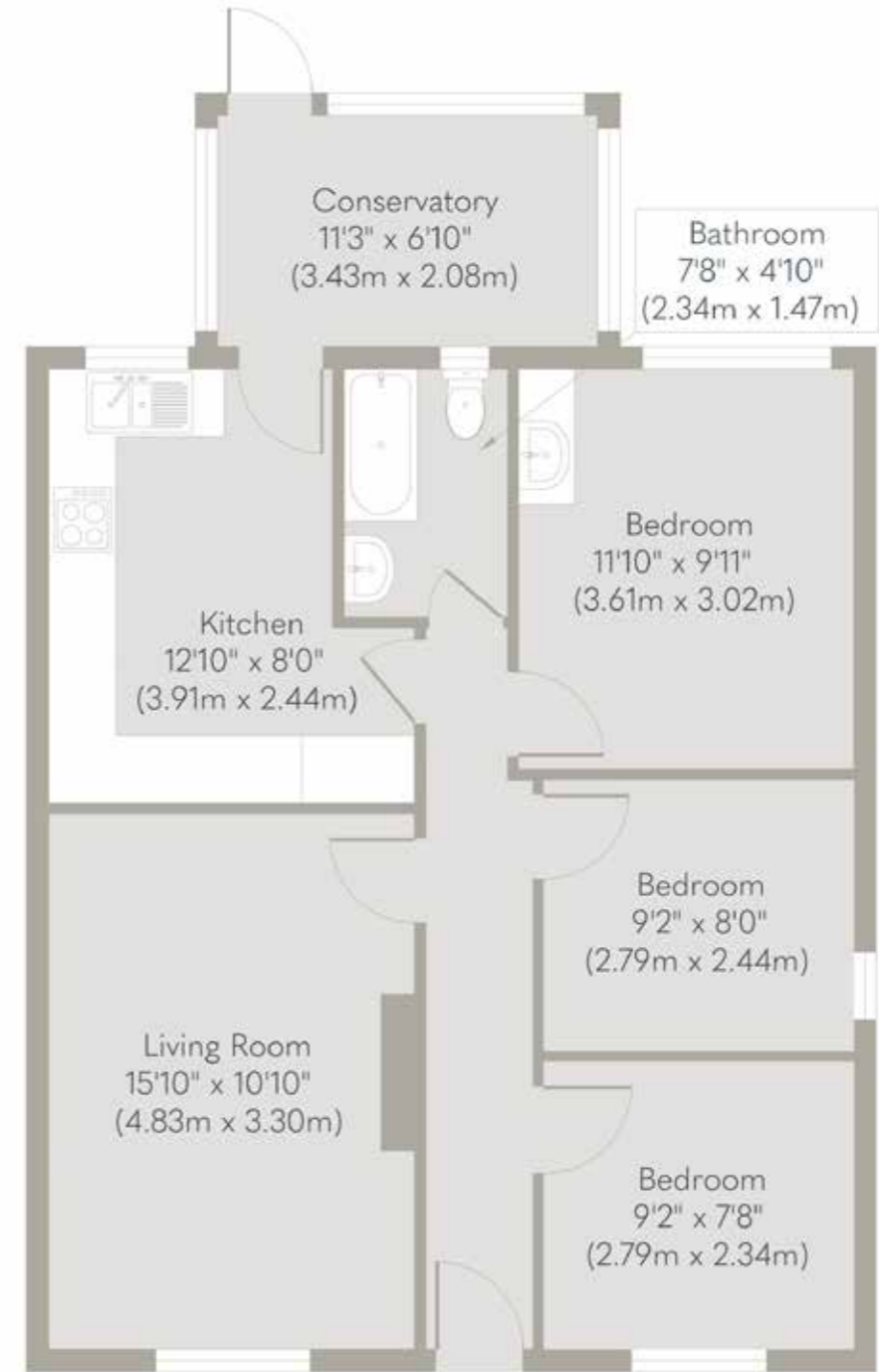
The property has been extended to add a third bedroom, which could also make for a perfect office, playroom or even

a hobby room. There’s also a sitting room with focal fireplace, two further bedrooms, bathroom, kitchen and conservatory.

The property has been freshly decorated giving a natural look throughout, and a light, airy and very welcoming feel.

At the very back of the property the owners have added a conservatory so they can enjoy the views of the garden all year round.





Approximate Floor Area
776 sq. ft
(72.09 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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The rear garden takes advantage of the westerly aspect with plenty of afternoon sun, and has been a favourite spot for the owners to sit out in and enjoy a glass of wine over an early evening sunset. The garden is mainly grassed with the addition of a handy summerhouse, shed and patio area. Due to the property being on a corner plot there is ample room to potentially extend or even build a garage for further parking, subject to the relevant consents.

Appealing to many types of buyer including retirees, second home owners or even first time buyers, Barnacle is being sold with no onward chain, and is ready for new owners just to put their furniture in and start enjoying the fantastic area straight away



“Our favourite spot is in the back garden. We benefit from the afternoon sun and love to watch the early evening sunset with a glass of wine.”

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 Mecca 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



Sunset over Hunstanton Beach

“Living by the sea has been incredibly beneficial to our mental health and we've spent more time outdoors. Hunstanton is often drier and sunnier than other places along the coast.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref: 0320-2904-4270-2097-0511

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: ///occupiers.signature.swimsuits

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