



Wynholme
Holme-next-the-Sea | Norfolk | PE36 6LR

COASTAL EXCELLENCE



With a setting on the coast between Holme-next-the-Sea and Thornham, this bespoke four-bedroom property benefits from views of open farmland to the front with the beautiful vista of the sea to the rear. Ideally located for everything this sought-after area has to offer, the property has been lovingly transformed from a bungalow originally on the site and into the most stunning coastal retreat which is impeccably presented throughout. Offering three bedrooms (one with an en suite) and a family bathroom on the first floor, downstairs there is a further bedroom (with an en suite), the most amazing and spacious open plan kitchen/diner open plan to the snug with a double-sided wood burner separating the spaces, a living room and a utility room. Outside the property has a garage, and the shingled drive to the front offers off-street parking for several vehicles, while to the rear the garden is enclosed with a terraced area for entertaining.



KEY FEATURES

- Superb setting in this highly desirable North Norfolk village
- Currently providing an excellent income as a holiday home
- Flexible and Versatile accommodation over two floors
- Beautiful views over open Fields/Farmland
- Open plan Kitchen/Dining and Sitting Room and Living Room
- Four Bedrooms (two en suites) and Family Bathroom
- Total Accommodation extends to 2475sq.ft
- Energy Rating C

Space and Light

"We have owned the property for four years and are very sad to leave it, but we are moving on to another adventure," the present owners said. "The space really hits you as soon as you enter the hall, and the enormous open plan kitchen and orangery is a real highlight – you can have a big family gathering there and there's still lots of space. With the bi-folding doors opening out to the garden, it becomes the most amazing entertaining area."

When asked about favourite spaces at the property, the owners said, "My favourite is the master bedroom with the wonderful views out to the sea in the distance. We also love the orangery in the winter with the open fires, especially when we have family to stay."

"We haven't needed to do much in the way of improvements to the property during our time there as it had just been so beautifully refurbished, but we added the wall outside and the willow fencing."

"We will miss the slower way of life, the traffic-free roads and all the wildlife, particularly seeing the hares in the spring!"

Wonderful Location

Renowned for its wonderful scenery of sandy dunes and salt marshes and bordered inland by a bucolic tapestry of farmed fields, Holme-next-the-Sea is a highly sought-after village on the North Norfolk coast between Old Hunstanton and Thornham.

"I came to this area before we bought the house," the present owners explained. "I loved it because we are huge dog fans and have four, and you can take them in to all the pubs, eateries and hotels along the champagne coast and they are hugely welcomed. The beaches are stunning, and the dogs love to swim in the sea, run on the sand and in the dunes."





A LITTLE SAND
BETWEEN
MY TOES
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KEY FEATURES

There are so many local activities to choose from; some amazing walks and cycle rides, birdwatching, and golf clubs to the west and the east as well as opportunities for sailing and boating. “We frequently go to Brancaster, Hunstanton, Holkham and beautiful Wells-next-the-Sea, but our favourite is Holme beach which is like a private beach when approached from the bird sanctuary. Because it is not so well known, we often have the whole beach to ourselves just as if it’s our own private beach – with miles of soft sand, it’s just us and the dogs with the occasional seal!”

The village itself offers a popular dog-friendly pub, The White Horse, with a reputation for good food, and also within a stone’s throw there is a farm shop, gift shop and restaurant. “We love the deli across the road – a comfortable friendly place to hang out and great food,” the owners said. “The local pub in Holme village is ideal for Sunday lunch and, for a day out, then Wells is the place for fish and chips and a stroll around the shops. And when you want a trip to Tesco or need to see a doctor, it’s all available in Hunstanton only two miles away!”

The property is around eleven miles from the Sandringham Estate and its grounds, thirteen miles from Holkham Hall and fourteen miles from Castle Rising Castle. Approximately three miles away, Hunstanton offers supermarkets, library, schools, and other amenities. The market town of King’s Lynn, with its main line rail service to Cambridge and London King’s Cross, is about seventeen miles by car, and the nearest airport is Norwich International Airport is just over forty miles.

















INFORMATION



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

Air Source Heat Pump, Radiators, Electric
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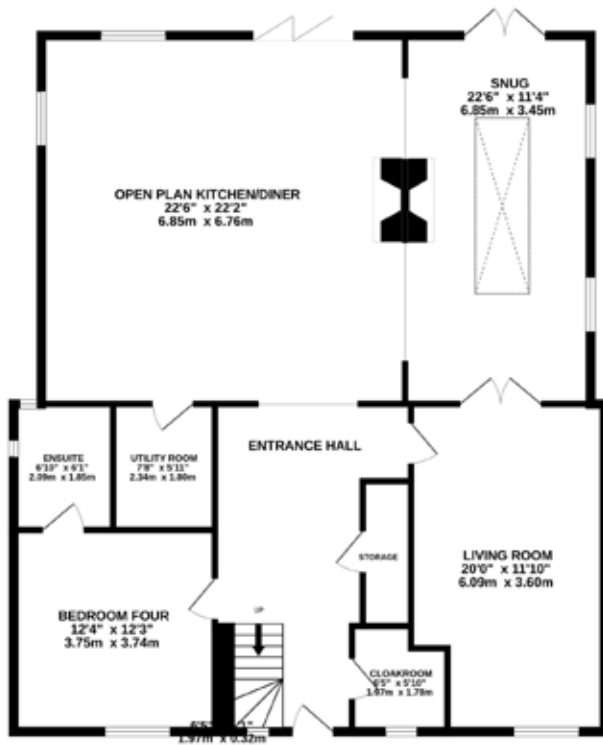
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What Three Words Location

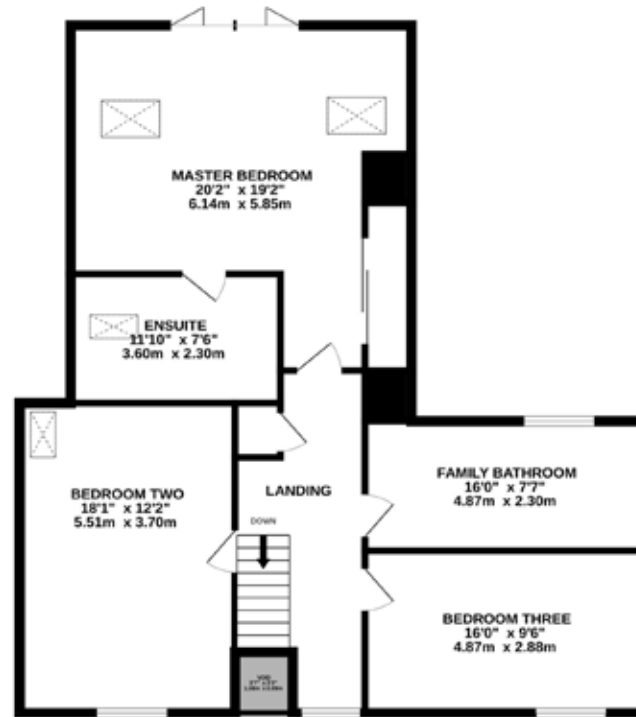
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GROUND FLOOR
1451 sq.ft. (134.8 sq.m.) approx.



1ST FLOOR
1024 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 2475 sq.ft. (230.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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