



THE STORY OF

Dunsland House

Mundesley, Norfolk

SOWERBYS

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Dunsland House

Mundesley, Norfolk
NR11 8BN

Unique Opportunity of Two Victorian
Villas with an Additional Apartment

Ideally Located Within Mundesley

Villa One: Five Bedrooms, Five Bathrooms

Villa Two: Five Bedrooms, Two Bathrooms

Apartment: One Bedroom, One Bathroom

Plenty of Parking to the Front

Private Garden to the Rear

Beautifully Presented

Perfect for Multi-Generational Living
or to Generate an Income

Sea Views and Walking Distance to the Beach

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“We’d describe our home as spacious,
coastal and characterful.”

A pair of substantial Victorian seaside villas offers well-presented and appointed accommodations, recently refurbished by the current owners. These homes are ideal for those seeking seaside living with character, space, and multifunctional use.

Currently, the property comprises three units: a grand Victorian home for family

living, a spacious and well-equipped second house, and a small flat. Together, they form a large family home suitable for multi-generational living, or as a lifestyle move to the seaside with great potential for income through holiday letting. With dual service supplies, each side can be used separately.

The vendor's personal home features an entrance door with an original stained-glass panel, leading into an entrance porch and hall with decorative coving, a ceiling rose, and corbels.

Stairs ascend to the upper floors, and a door opens into the main sitting room, which boasts a bay window to the front, double doors to the rear porch, and a feature fireplace with an inset wood burner, decorative surround, and mantle. Purpose-built shelved storage/display units occupy the side recesses, with decorative moulded coving and ceiling roses adding charm. The rear porch leads to the gardens.

At the rear of the hallway, a door opens into the well-fitted kitchen with a range of units and windows to the sides. Adjacent doors lead to a walk-in pantry, built-in recessed storage cupboards, and the conservatory. The generous dining room, with a side window, built-in storage cupboard, and door to the family room/snug, opens to the garden room and gardens.

The snug's conservatory wraps around the rear corner of the home, connecting back to the main kitchen. There is a ground floor cloakroom. From the dining room, the utility room has a door leading into the hallway of Villa Two.





On the first floor, stairs lead to the landing with further stairs to the second floor. Three double bedrooms are on this level, two with full ensembles and the third with an ensuite cloakroom, along with a family bathroom. The second floor houses two more bedrooms, one with an ensuite.



Entry to Villa Two is through a porch into the entrance hall, where stairs lead to the first floor. There is a large storage cupboard, door to a cloakroom, and a door into the utility room of Villa One.

The main sitting room features a bay window to the front and a dining/family space to the rear, which opens to a rear hall. From here, doors lead into the utility area, a further cloakroom, and the kitchen/dining room. This room is fitted with a range of units and a dining area to the front, opening full height to a skylight in the roof, creating a bright and airy space.

On the first floor, stairs ascend from the landing to the second floor. Doors open to three double bedrooms, a family bathroom, and a study/play area with a door to another shower room. The second-floor landing leads to bedrooms four and five.

The flat is accessed via the rear of the property. A door on the left-hand side leads into an entrance area with a small hallway (currently with doors to the family room/snug and dining room of Villa One, offering potential for a private entrance).

Stairs lead to the first floor, where there is a bathroom, a double bedroom, and a day room with a kitchenette fitted with a sink unit and working area, and built-in storage cupboards.





The front of the villas is hard-surfaced, providing ample parking for several cars. A further shingled area to the side of the frontage is fenced to provide separation from the landscaped rear gardens, which feature a shingled area and a paved patio.





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



Mundesley

IN NORFOLK
IS THE PLACE TO CALL HOME



A pretty seaside resort situated on the east coast of Norfolk, Mundesley has a variety of facilities including a village shop, post office, boutique, florist, pubs, tea rooms and hotels.

Also within the village are the beautiful sandy beaches, which are considered some of the best in Norfolk, a church which overlooks the sea and various coastal walks.

A popular market town, North Walsham is situated close by and a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.



Note from the Vendor



“We love exploring North Norfolk’s coastal towns and sandy beaches.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref: 1839-3522-1000-0879-3292

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: ///viewer.parkland.rejected

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