



THE STORY OF

Lindoola

Hunstanton, Norfolk

SOWERBYS



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Lindoola

Hunstanton, Norfolk
PE36 6AE

No Onward Chain

Town Centre Location

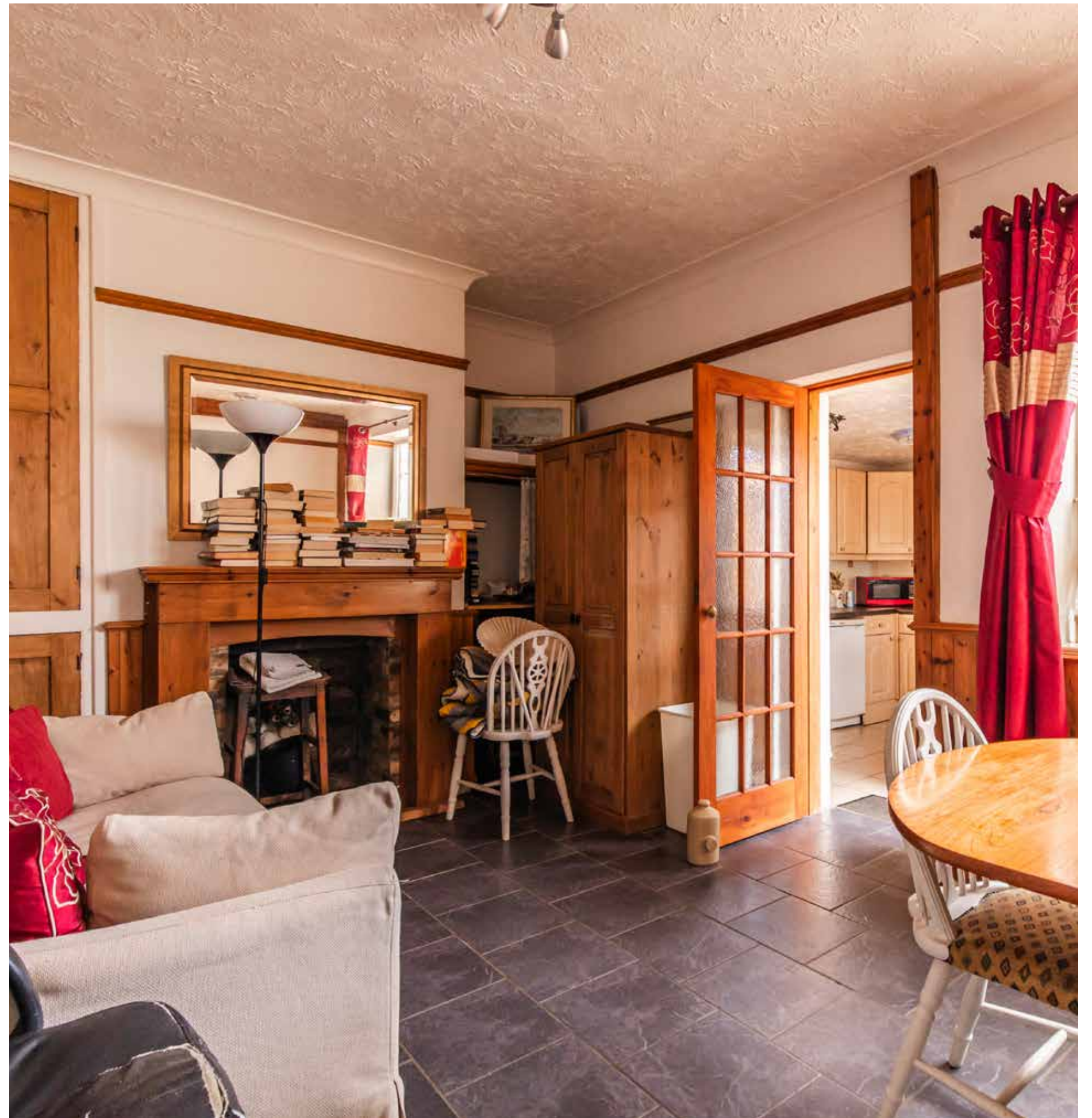
Five Bedrooms, Four Bathrooms

Annexe Potential

Large Family Home

New Solar Panels Added

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Positioned in the heart of a charming community, this Victorian carrstone cottage is deceptively spacious, offering more than meets the eye. Spread across three floors, the property boasts five generous bedrooms and four contemporary bathrooms, providing ample space for family living or flexible accommodation options.

The property's versatile layout includes rooms that have been recently let, but easily transforms into a welcoming family home with the potential for an annexe – perfect for a family member seeking independence or simply for larger family living.

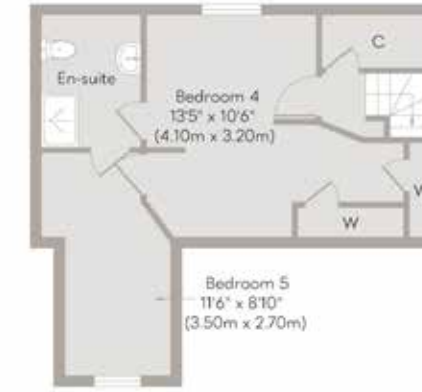
The character home features a low-maintenance rear garden area, which could double up as more off-street parking, but is equally suited to being utilised as a garden space. A handy shed provides additional storage for outdoor essentials. Recent improvements enhance the property's appeal, including the installation of solar panels for energy efficiency and a modern fire alarm system for your peace of mind.

Situated with no onward chain, this prime property is ideally positioned within walking distance to the high street, offering convenience and a sense of community. Enjoy leisurely strolls to local shops, cafes, and amenities, all while being just a short walk away from stunning sunset beach views.



This Victorian carrstone cottage is deceptively spacious.





Second Floor
Approximate Floor Area
374 sq. ft
(34.77 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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Hunstanton

A VICTORIAN TOWN WITH
WORLD-FAMOUS CLIFFS

Who wouldn't want a place by the sea? Hunstanton, a traditional, unspoilt coastal town, is perfect for a beach walk and a fish and chip supper. For residents, this Victorian gem offers even more.

Founded in 1846 by Henry Le Strange as a Victorian Gothic bathing resort, Hunstanton thrived with the railway from King's Lynn, becoming a top day-trip destination. Today, holidaymakers flock to Searles Leisure Resort, enjoy boat trips on the Wash Monster, fairground rides, and traditional arcades. The Princess Theatre, renamed in the 80s for Lady Diana Spencer, hosts live performances, films, and seasonal pantos. Golf enthusiasts can play mini-golf, pitch & putt, and the renowned Links course in Old Hunstanton.

Facing west across The Wash, "Sunny Hunny" is famous for its sunsets. Summer evenings are perfect for watching the sun set from the green, beach, or Victorian squares. Impressive Victorian and Edwardian properties line these squares, alongside contemporary homes, apartments, and senior living accommodations. Education options include a primary and secondary school (Smithdon High, a Grade II listed building), and Glebe House School, a co-educational prep school. Amenities feature a GP surgery, post office, leisure pool, and gym at The Oasis, overlooking the sea.

Local shopping includes Tesco, Sainsbury's, and a Lidl nearby in Heacham, along with a fantastic local greengrocer and award-winning deli. Dining options range from full English breakfasts to afternoon tea at Berni Beans and relaxing at wine bar Chives.

Hunstanton attracts young families, professionals, and retirees seeking a slower pace of life. Discover why this charming town is the perfect coastal retreat.



Note from Sowerbys



“This prime property is ideally positioned within walking distance to the high street, offering convenience and a sense of community.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref: 0283-1009-4206-6299-0200

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: ///tribal.takeovers.breeding

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SOWERBYS

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more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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