



Erpingham Court,
Old Hunstanton

SOWERBYS

This charming four-bedroom end terraced cottage showcasing a high-specification finish throughout occupies a central situation within one of north Norfolk's most desirable coastal villages. The seamless contemporary interior offers modern living at its finest. In brief the accommodation comprises four bedrooms, three of which are double rooms, a fully equipped fitted kitchen, cosy sitting room, dining room, utility, family bathroom and ground floor cloakroom. The property is available June 30th, 2025. Upon entering the cottage, prospective tenants are welcomed into the porch, which leads straight into the cosy sitting room boasting versatile dimensions for all desired contents and furnishings. Enjoying an aspect of the private enclosed garden, the sitting room will be a joy for relaxing during the upcoming winter months. The modern fitted kitchen features a wealth of both cupboard/worktop units and is offered with integral gas hob, electric oven, fridge, freezer and dishwasher in addition to a pantry. Neighbouring the kitchen is a formal dining room, which with impressive dimensions offers itself perfectly for entertainment and reception throughout all times of the day. Accessible from the dining room, prospective tenants will find a utility room featuring further cupboard/worktop units with space for a washing machine and tumble dryer. A cloakroom completes the ground floor accommodation and features wash basin, WC and heated towel rail. Stairs dividing the sitting room and kitchen lead to the first-floor accommodation, which is home to the four bedrooms, en-suite and family bathroom. The primary bedroom within the property is of extensive dimensions allowing for all desired contents and furnishings. The second bedroom, again a comfortable double room benefits from an en-suite featuring shower, wash basin, WC and heated towel rail. The third bedroom is a smaller double room, enjoying an aspect of the private rear enclosed garden. The fourth bedroom is a generous single room, which could be utilised as an office/study for those working from home. Complementing the bedrooms, the family bathroom is complete with shower over bath, wash basin, WC and heated towel rail.

OLD HUNSTANTON

It's easy to see why Old Hunstanton is so popular with

holidaymakers and full time residents alike. Home to some of the finest properties in the county, there's a wonderful mix of charming cottages, converted barns, and cool, contemporary homes. Stroll along the top of the famous striped cliffs to take in the lighthouse and the ruins of St Edmunds chapel, built in the 13th century in memory of St Edmund who landed here in 855 to be crowned King of East Anglia. Perhaps set off for a walk along the coastal path, and at the end of the day save your tired legs by getting the regular Coasthopper bus home. Golfers are spoilt for choice, with the fantastic links course at Hunstanton Golf Club in the village, and Royal West Norfolk Golf Club's championship course just a few miles away at Brancaster. After a busy day, relax at The Lodge or the Ancient Mariner, the two great pubs within the village, or treat yourself at Michelin starred The Neptune. For daily provisions there's an excellent village store and there's also a craft centre, wonderful for browsing. Just the other side of the pine trees, dunes and beach huts you'll find the beautiful beach where days are spent playing on the golden sands and evenings are lit by incredible sunsets over the sea.

AGENTS NOTES

No smokers.

One Parking space

Pets by negotiation.

Gas central heating.

Must be in full time employment or have sufficient means.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

LOCATION

What3words: ///pits.someone.overused



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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