



THE STORY OF

The Fairway

Old Hunstanton, Norfolk

SOWERBYS



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The Fairway

Old Hunstanton, Norfolk
PE36 6JE

Three-Storey Modern Family Home

Excellent Decorative Order

Stunning Open Plan Living with Balcony Views

Contemporary Kitchen with Island
and High-End Appliances

Four Well-Appointed Bedrooms

Two En-Suites and Family Bathroom

Private Driveway, Garage and Gated Rear Parking

Farmland Views and Peaceful Setting

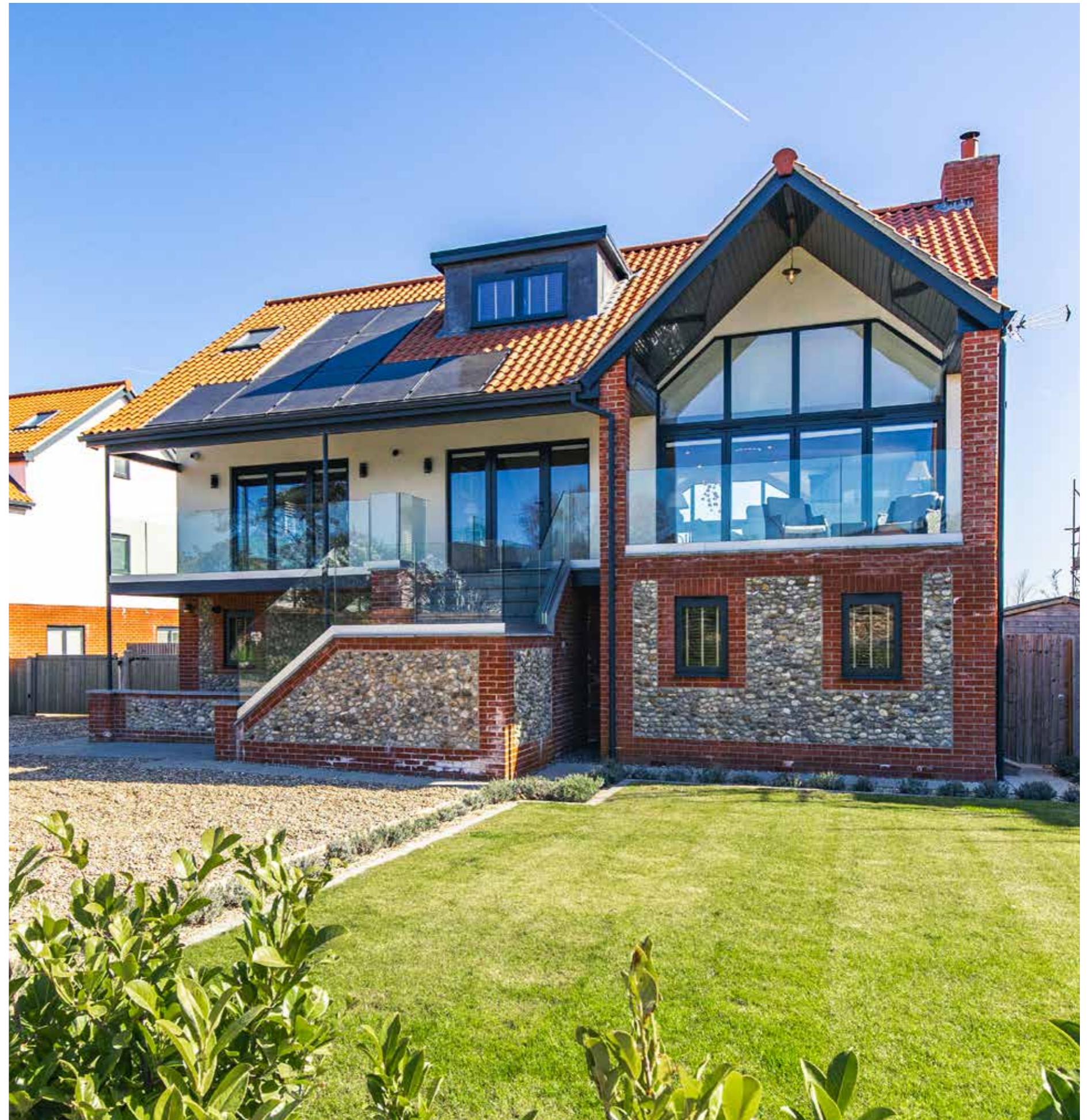
Short Walk to the Beach Close to the Golf Club

Exceptional Coastal Lifestyle Opportunity

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Located just a stone's throw from the prestigious Championship golf course at Old Hunstanton, and a short stroll from the golden sands of the beach, this striking three-storey modern family home offers a rare opportunity to enjoy coastal living at its finest.

Finished to an impeccable standard throughout, the home has been thoughtfully designed to maximise space, light, and comfort. At its heart is a stunning open-plan family room on the first floor—perfect for entertaining or relaxing with loved ones. The sleek contemporary kitchen, with its generous island and high-end appliances, flows seamlessly into a spacious dining and lounge area. Sliding doors open onto a large balcony with uninterrupted views over peaceful open farmland—ideal for morning coffee or evening sunsets. A cosy wood-burning stove adds warmth and charm during the cooler months.

Accommodation is arranged across four well-appointed bedrooms, two with stylish en-suites, along with a luxurious family bathroom. The ground floor offers flexible living space, perfect for guests, a home office, or even a gym.

Externally, the property features a private driveway and integral garage to the front. To the rear, secure gated parking, a beautifully landscaped garden, generous seating area, and a detached garden room provide excellent space for outdoor living and entertaining.

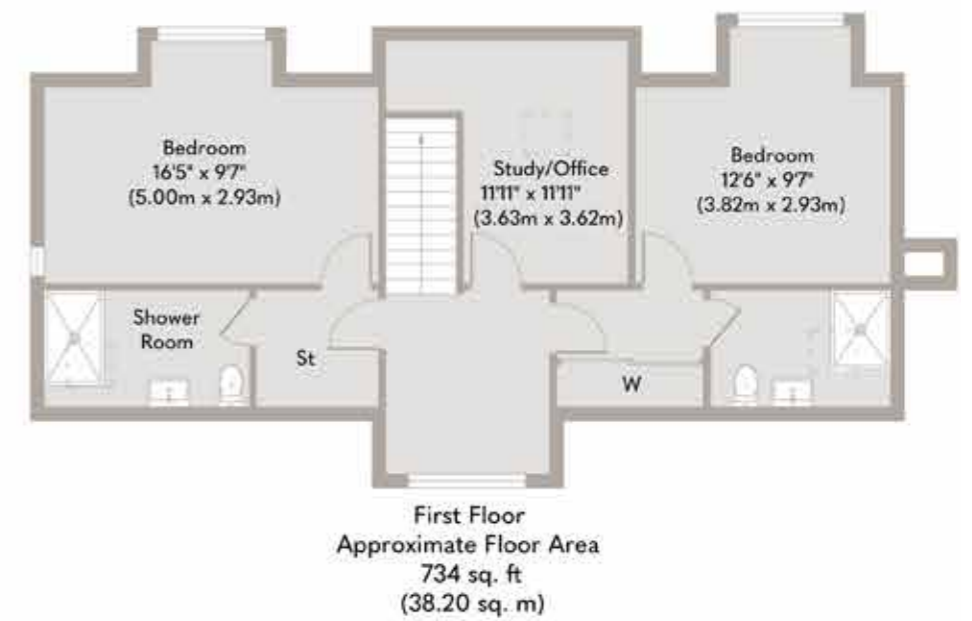
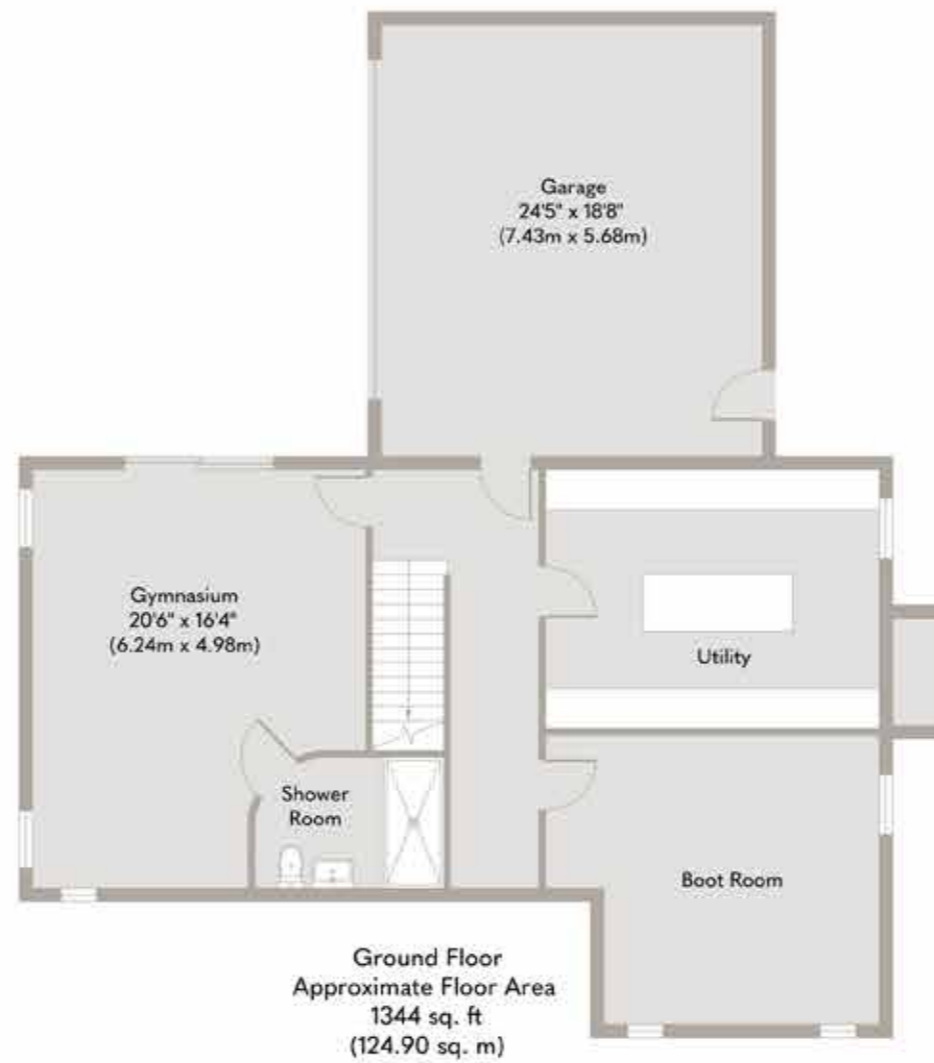
Living here means embracing a lifestyle of relaxation and recreation. Mornings can be spent walking along the beach or enjoying a round of golf, while afternoons may be spent sampling local seafood in one of the village's charming eateries. Whether you're watching the sunset from your balcony, hosting in the open-plan living area, or unwinding in the garden, this home offers luxury, space, and serenity in equal measure. A rare gem in an exceptional location—early viewing is highly recommended.











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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Old Hunstanton

A POPULAR DESTINATION COME
HOLIDAY OR HOME

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.



Note from Sowerbys



“Living here means embracing a lifestyle of relaxation and recreation...”



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref: 9104-0041-2396-2532-3200

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: ///shuts.bolt.trapdoor

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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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