



THE STORY OF

Amazonia Lodge

Hunstanton, Norfolk

SOWERBYS



THE STORY OF

Amazonia Lodge

30 Kings Lynn Road, Hunstanton, Norfolk
PE36 5HT

Distinctive Double Fronted Character Property

Grand Entrance Hall with Beautiful Staircase

Spacious Handmade Kitchen/Dining
Room with Central Island

Useful Cellar Storage

Full Depth Sitting Room with Feature Fireplace

Four Double Bedrooms

Principal Bedroom with Spacious En-
Suite plus Additional Shower Facilities

Private Gated Entrance

Off-Street Parking for Several
Vehicles and Sunny Side Patio

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





A striking double-fronted home with genuine presence, Amazonia Lodge is a one-off character property that immediately feels welcoming the moment you step through its impressive front door. The entrance hall sets the tone, wide and centred around a sweeping staircase that gives a sense of occasion without feeling formal.

To one side, the handmade kitchen/dining room forms the natural hub of the house. Centred around an island, it is a space designed for everyday living as much as entertaining - somewhere to gather over coffee in the morning, host dinner with friends or keep an eye on homework at the table. Across the hall, the full-depth sitting room offers a more relaxed retreat, complete with a feature fireplace and views out to the garden, making it equally suited to cosy evenings or larger gatherings.

Practical touches have not been overlooked. A downstairs WC, useful cellar storage space ensures the house works as well as it looks.





Our favourite spot in the house is the sitting room, with the fire on.





Upstairs, four beautifully presented double bedrooms lead off a central landing. The principal suite enjoys the luxury of a spacious en-suite bathroom, while another bedroom benefits from its own shower. A separate family shower room serves the remaining bedrooms, providing flexibility for family life or visiting guests.

Outside, private gates open into a secluded front garden, creating a peaceful and secure setting with off-street parking for several vehicles. There is space for a shed and a side patio that captures the afternoon sun - an ideal spot to unwind at the end of the day.

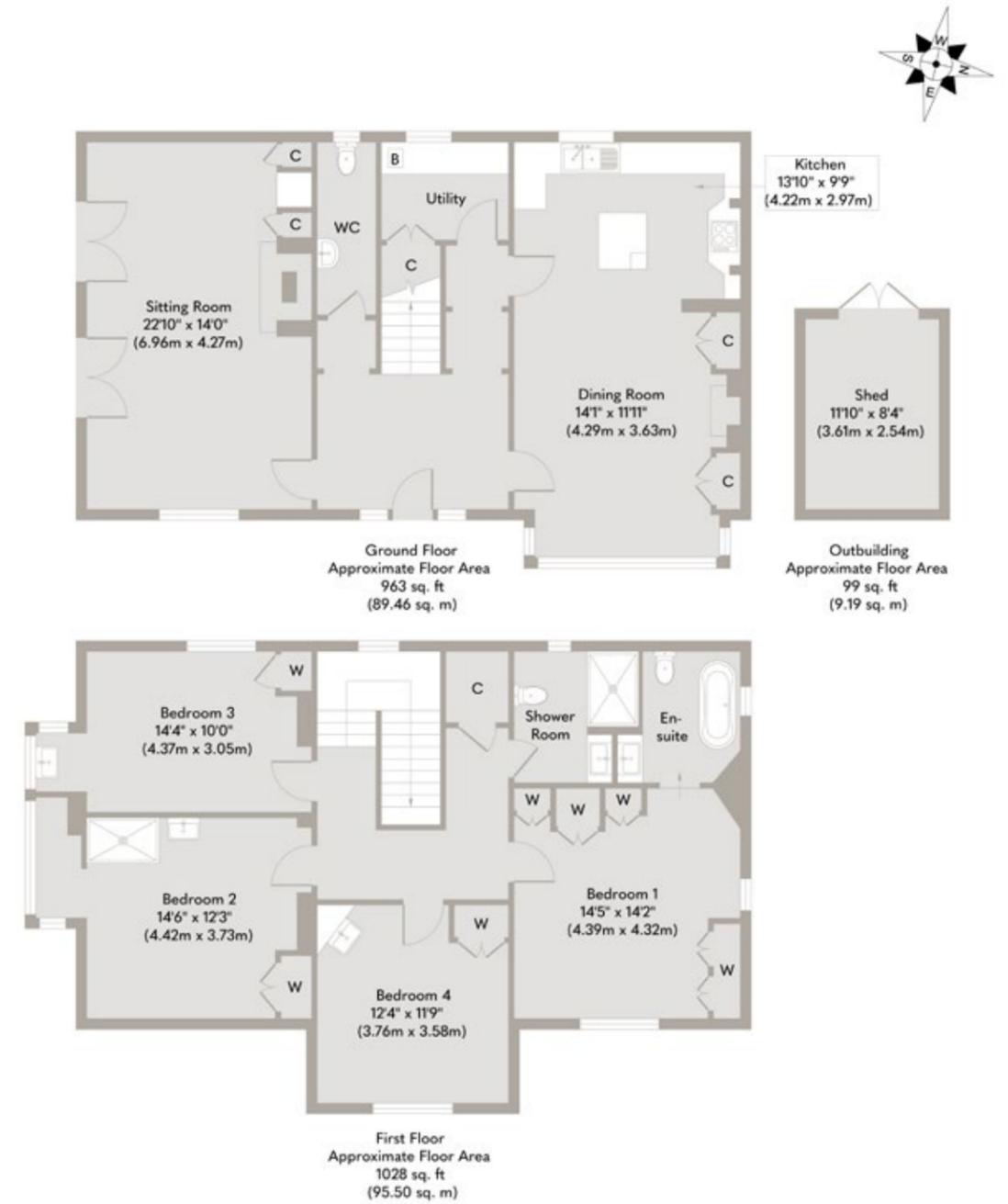
The property is located in the popular coastal town of Hunstanton, one of North Norfolk's best-known seaside destinations. Famous for its striking striped cliffs and spectacular west facing sunsets across The Wash, the town offers a wonderful blend of traditional seaside charm and everyday convenience. A range of independent shops, cafés and restaurants sit alongside well-known retailers, while the town's sandy beach, promenade and gardens provide year-round enjoyment. The surrounding coastline and countryside offer excellent opportunities for walking, sailing and wildlife watching, with the wider North Norfolk coast easily accessible for further exploration.

Characterful yet sociable, elegant yet comfortable, Amazonia Lodge is a home that balances charm with practicality in a way that feels effortless.



Three words to describe the home would be unique, homely and versatile.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

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 the Vendor



"Amazonia Lodge is a very cosy and sociable home, and lends itself to entertaining - particularly in the summer when you can open the French doors."



SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2166-3059-4202-6466-6200.

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: ///wolves.pigs.irrigated

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

