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MAPLES

10
Maples

THE STORY OF

Maples
Hunstanton, Norfolk

SOWERBYS



THE STORY OF

Maples

10 York Avenue, Hunstanton, Norfolk
PE36 6BU

Elegant Three-Storey Victorian
Home in the Desirable Avenues

Six Bedrooms and Six Bathrooms

Large Open-Plan Kitchen-Dining Space
Forming the Heart of the Home

South-Facing Courtyard Garden

Off-Street Parking to the Front

Available as a Successful Holiday Let
or Substantial Family Home

No Onward Chain

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Maples is an elegant three-storey Victorian home set in the heart of The Avenues, a characterful part of town known for its sense of space, architectural charm and period proportions. With generous room sizes throughout, the house feels open, airy and wonderfully accommodating - equally suited to lively gatherings or quieter moments.

Currently operating as a successful holiday let, the property offers six bedrooms and six bathrooms, providing exceptional flexibility for guests or family living. The ground floor has been thoughtfully opened up to create a spacious kitchen-dining hub - a natural focal point of the home where cooking, conversation and entertaining come together with ease.

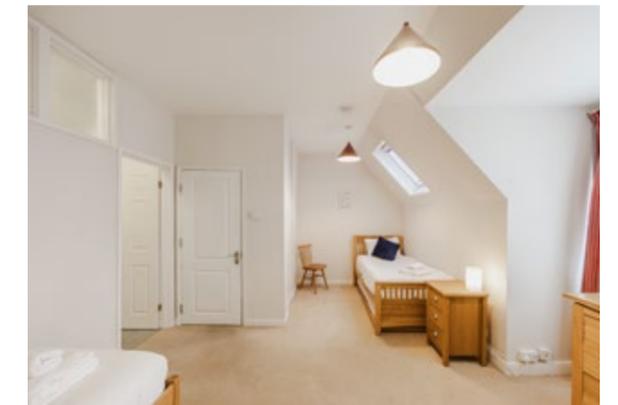
“One of my favourite features of the house is the entrance with the stained glass window.”

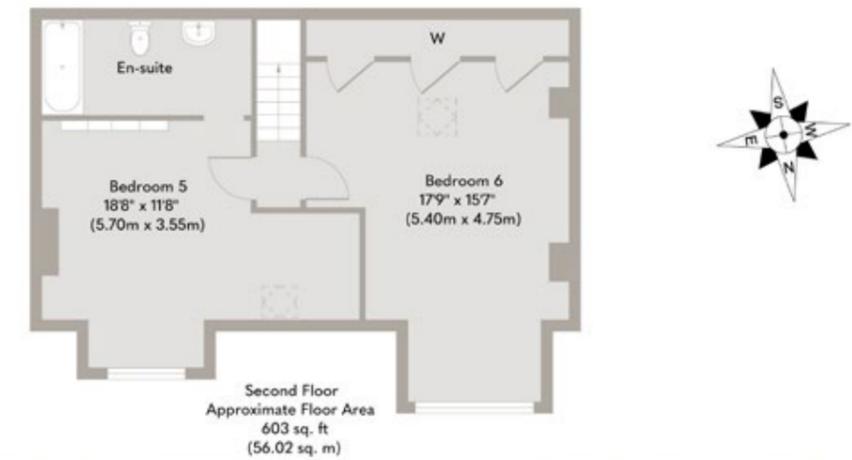
Outside, off-street parking to the front adds everyday convenience, while the south-facing courtyard garden to the rear offers a sunny and sheltered space to relax. Just a short distance from the beach and High Street, Maples presents a rare opportunity - a substantial family home in a sought-after setting, or a ready-made business available as a going concern.





Being part of The Avenues conservation area is really special - it was once an early Victorian holiday resort, and the architecture in these streets is simply beautiful.





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 the Vendor



Open Plan Kitchen

"If we had to describe our home in three words, they would be family, beach and holiday. Being so close to the coast gives it a wonderful sense of relaxation and escape."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 8102-2726-6529-1927-7313

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: ///drummers.admiringly.quilting

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SOWERBYS

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