

# The Tower

Distinctive Design on Norfolk's Shore





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but a lifestyle waiting  
to be embraced.

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Clean lines, bold shapes, and a balcony calling you to pause and take in the view. This is architecture made for moments - morning coffee with the tide, golden light on warm timber, and the quiet luxury of space to simply be.

# A Rich History & Stunning Coast

Peaceful, unspoilt, and framed by one of Norfolk's most beautiful stretches of coastline, Holme-next-the-Sea is a place where the pace of life slows and the horizon seems to stretch forever. With vast skies above and sweeping sands below, it's the kind of village which feels like a well-kept secret - loved by those who know it, and unforgettable to those who visit.

A sought-after coastal location, Holme-next-the-Sea is defined by its huge expanse of beach and surrounding marshes, making it a haven for birdwatchers and nature enthusiasts. The village is also home to The White Horse, a welcoming pub known for good food and a warm atmosphere. History lingers here too - an ancient ring of timbers, discovered after an exceptionally low tide, is believed to be a ritual burial site from Druid times. Known as Seahenge, the structure was carefully removed for conservation and can now be seen at the Lynn Museum in King's Lynn.

Nestled between Old Hunstanton and Thornham, Holme is within easy reach of the amenities in nearby Hunstanton. Established

in 1846 by Henry Le Strange as a bathing resort in the Victorian Gothic style, Hunstanton grew in popularity with the arrival of the railway from King's Lynn - an investment which soon became the most profitable rail route in the country.

Today, Hunstanton remains a vibrant seaside destination. Visitors can enjoy the Searles Leisure Resort, take a trip on the Wash Monster, ride the carousel at the fairground, or try their luck on the traditional penny slots. The town's Princess Theatre offers a year-round programme of live performances and film screenings, while golfers can choose from a mini golf course, cliff-top pitch and putt, or the renowned Links course in neighbouring Old Hunstanton.





# The Tower at a Glance

Every element of The Tower has been considered to create a home where contemporary coastal living is re-imagined. Bask in panoramic views in a residence designed for elegance and ease.

- Prestigious Broadwater Road Location Overlooking Holme-next-the-Sea's Sandy Dunes
- Unique Heritage Period Tower Repurposed as a Panoramic Viewing Room
- Elevated Vistas Offering Stunning Sea and Dune Views in All Seasons
- Contemporary Architecture Blending Flint, Brick, and Warm Timber Finishes
- Expansive First-Floor Open-Plan Kitchen, Sitting, and Dining Space
- Dual Terraces for Seamless Indoor-Outdoor Living and Entertaining
- Multiple En-Suite Bedrooms Providing Privacy and Comfort for Guests
  - Generous Utility Room for Practical Coastal Living
  - Detached Double Garage with Adjoining Car Port
- Light-Filled Interiors with Large Glazing to Maximise Coastal Outlooks
  - Short Stroll to Beach and Nature Reserves for Walking and Wildlife Along the North Norfolk Coastline
  - Four Bedrooms
- Located in a Prized Conservation Area
  - Rare Opportunity to Acquire a Home of Heritage and Modern Distinction



# A New Chapter in Coastal Design

Step into the extraordinary with The Tower - an exceptional and truly unique residence along the prestigious Broadwater Road, overlooking the pristine sandy dunes of Holme-next-the-Sea. A rare gem, this property epitomises the Sowerbys ethos: not merely a house, but a lifestyle waiting to be embraced.

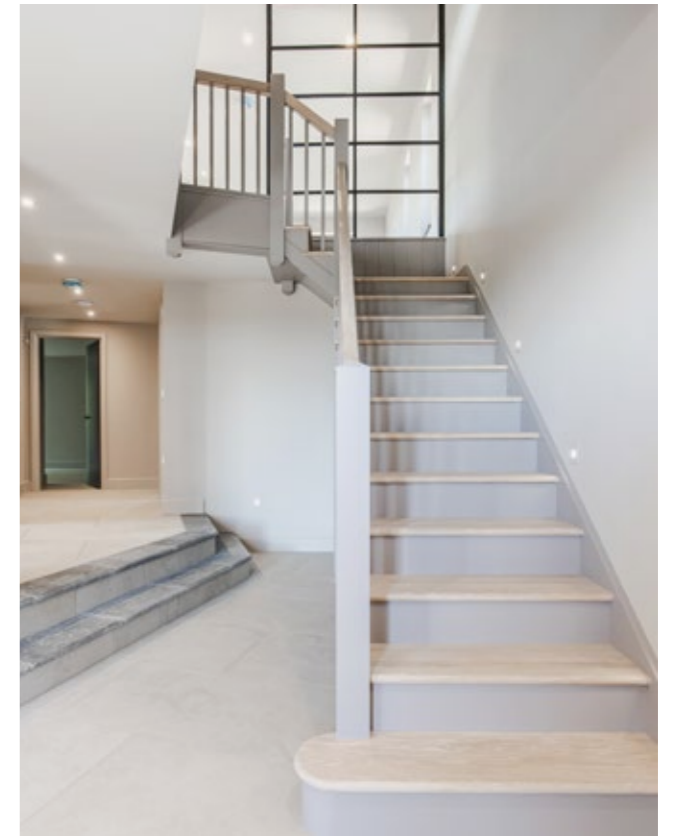
At the heart of this architectural triumph stands the property's namesake - the original period tower, now thoughtfully repurposed as a one-of-a-kind viewing sanctuary. From its elevated vantage point, The Tower offers breath-taking panoramic views across the dunes and out to sea, transforming with the seasons - from golden summer sunsets to the drama of winter tides.

Natural materials - flint, brick, and warm timber - ground this modern design in its coastal setting, while vast glass frontages invite the landscape inside. The first floor hosts an open-plan kitchen, sitting, and dining area, flanked by generous terraces,

each framing postcard-perfect views. Downstairs, multiple ensuite bedrooms ensure comfort and privacy for family and guests alike, while utility spaces and a double garage with car port blend practicality with luxury.

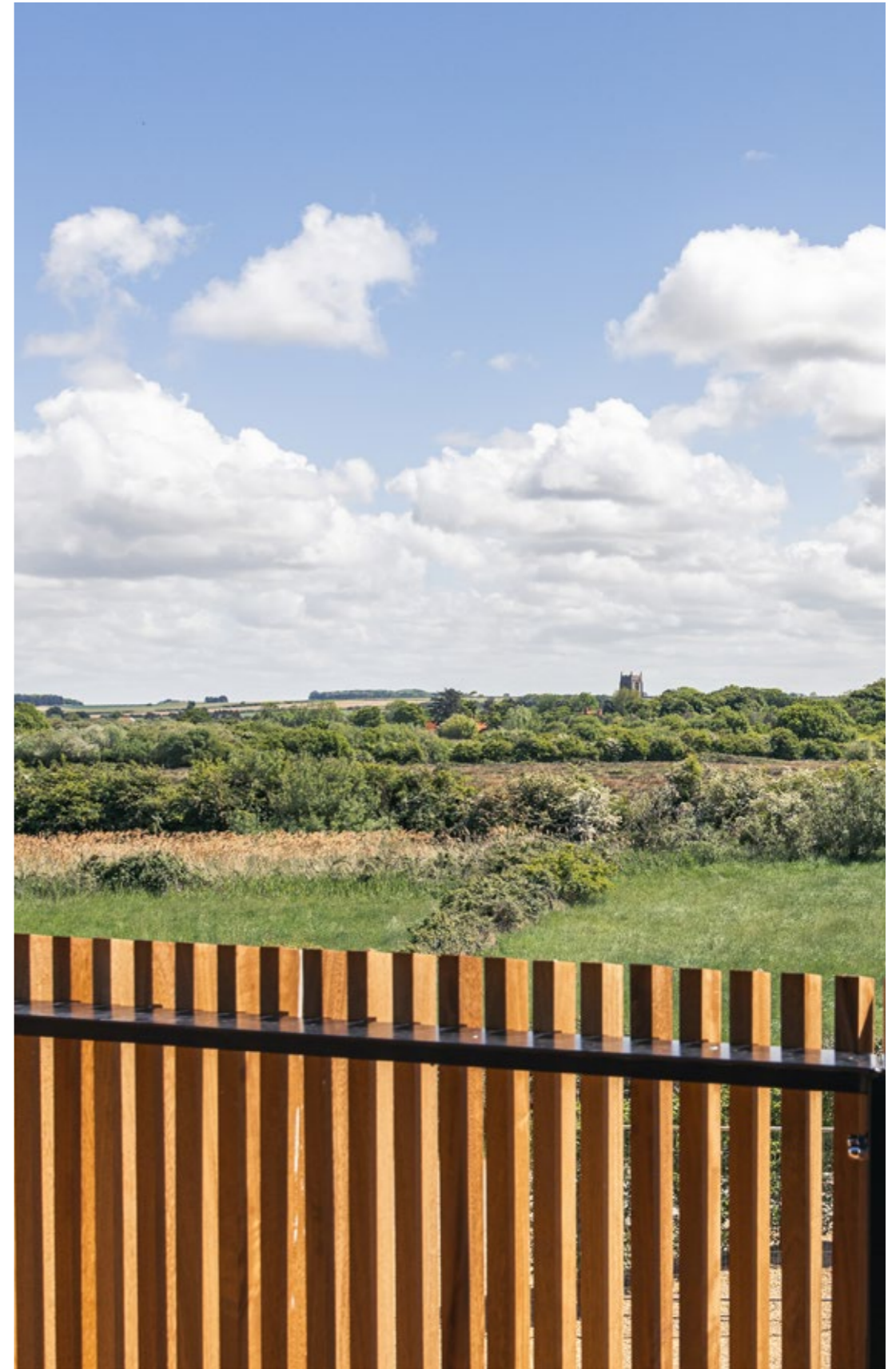
Beyond its striking architecture, The Tower offers a life shaped by sea breezes, dune walks, and the tranquil rhythms of Holme-next-the-Sea. Whether as a primary residence or an elegant second home, this is a sanctuary where every day feels like a retreat. Opportunities along Broadwater Road are rare; one with a heritage tower and views like these is rarer still.











# Layout & Practical Information

Explore the thoughtfully designed layout of The Tower, where every space has been carefully planned for comfort and coastal living. Below, you'll find essential details on services and specifications to help you understand the home's practical side.

## GROUND FLOOR APPROXIMATE FLOOR AREA 1,072 SQ. FT (99.58 SQ. M)

Bedroom - 15'4" x 9'4" (4.67m x 2.84m)  
Bedroom - 15'4" x 9'1" (4.67m x 2.77m)  
Bedroom - 19'2" x 11'5" (5.84m x 3.48m)

## FIRST FLOOR APPROXIMATE FLOOR AREA 586 SQ. FT (54.45 SQ. M)

Kitchen/Sitting/Dining Room - 25'5" x 15'10" (7.75m x 4.83m)  
Terrace - 40'3" x 18'3" (12.40m x 5.56m)  
Terrace - 21'1" x 16'10" (6.43m x 5.13m)

## OUTBUILDING APPROXIMATE FLOOR AREA 603 SQ. FT (56.01 SQ. M)

Garage - 24'2" x 19'8" (7.37m x 5.99m)  
Car Port - 19'11" x 11'1" (6.07m x 3.38m)

**SERVICES CONNECTED:** Mains water and electricity.  
Drainage via a Klargester Treatment Plant.  
Heating via Air Source Heating.

**COUNCIL TAX:** Band to be confirmed.

**ENERGY EFFICIENCY RATING:** To be confirmed.

**TENURE:** Freehold.

**PCC:** David Bullen - 6 Year Professional Consultants Certificate



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](http://www.houseviz.com)





# Coastal Homes with Timeless Elegance

Known for their exceptional craftsmanship and meticulous attention to detail, each Millthorne Developments home is a testament to their quality and thoughtful design.

Their skilled team combines traditional building techniques with modern innovation, carefully selecting materials that respect both the environment and the rich architectural heritage of North Norfolk. From natural flint and brick to warm timber finishes, every element is chosen to enhance the character and charm of each home.

Inspired by the unique coastal landscape, Millthorne Developments creates properties which blend timeless elegance with contemporary comfort. Each home is thoughtfully designed to

maximise natural light, optimise space, and provide a seamless connection to the surrounding environment - offering residents a living experience that is as beautiful as it is practical.

Beyond aesthetics, their developments are built to endure. With longevity and sustainability in mind, these homes provide lasting value and comfort for generations to come. The company understands that a house is more than bricks and mortar - it is a sanctuary where memories are made and cherished.



# Finding The Tower & Making Enquiries

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What3words: ///tiger.envisage.dried



For all enquiries, contact

## SOWERBYS

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Structure with soul,  
designed with heart  
- a lifestyle elevated.

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