



THE STORY OF

# Burnham Loft

*Burnham Market, Norfolk*

SOWERBYS





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# Burnham Loft

58 Market Place, Burnham Market, Norfolk  
PE31 8HD

Generous Penthouse Apartment

Double Bedroom Suite

Delightful Views over the Village Green

En-Suite Bathroom with Roll Top Claw Foot Bath

Stylish Kitchen and Dining Space

Open Plan Reception Room

Private South Facing Decked Roof Terrace

Seconds Away from Amenities

**SOWERBYS BURNHAM MARKET OFFICE**

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## “A substantial one bedroom penthouse in the heart of Burnham Market.”

Set in the very heart of Burnham Market, opposite the village green, this is a beautifully presented and substantial one bedroom penthouse apartment.

The approach to Burnham Loft is

incredibly discrete, almost hidden away behind a simple door set between two Georgian shops. However, step inside, climb the stairs and you enter into what is simply an incredibly generous penthouse apartment that stretches the full depth of the building













The front is a sumptuous double bedroom suite with the built-in Moroccan king size four poster bed taking centre stage. The room gifts delightful views over the village green beyond.

Double doors open up to the en-suite bathroom - which is as equally luxurious as the bedroom - with the roll top, claw foot bath forming the focus of the room, framed by a pair of duet wash-basins and not forgetting the large double shower corner unit.

The living and entertaining space is just as generous - if not more so. There's a stylish kitchen and dining space in the centre, then open plan to the reception room beyond. The sense of space is further enhanced by the vaulted ceilings from where the property gets its name.



Finally, to the rear the french doors open out onto a completely private, 290 Sq. Ft. south-facing decked roof terrace.

At 850 Sq. Ft. Burnham Loft is larger than many of the period cottages in the village and being all on one level none of the space is wasted and all located just seconds away from the abundance of restaurants and boutique shops which the village has to offer.

Burnham Loft has been an incredibly popular and successful holiday rental for the current owners and could easily continue as such or would simply make the most perfect lock-up and leave getaway home.

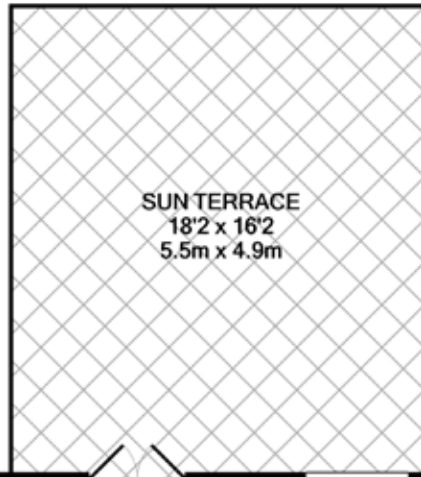




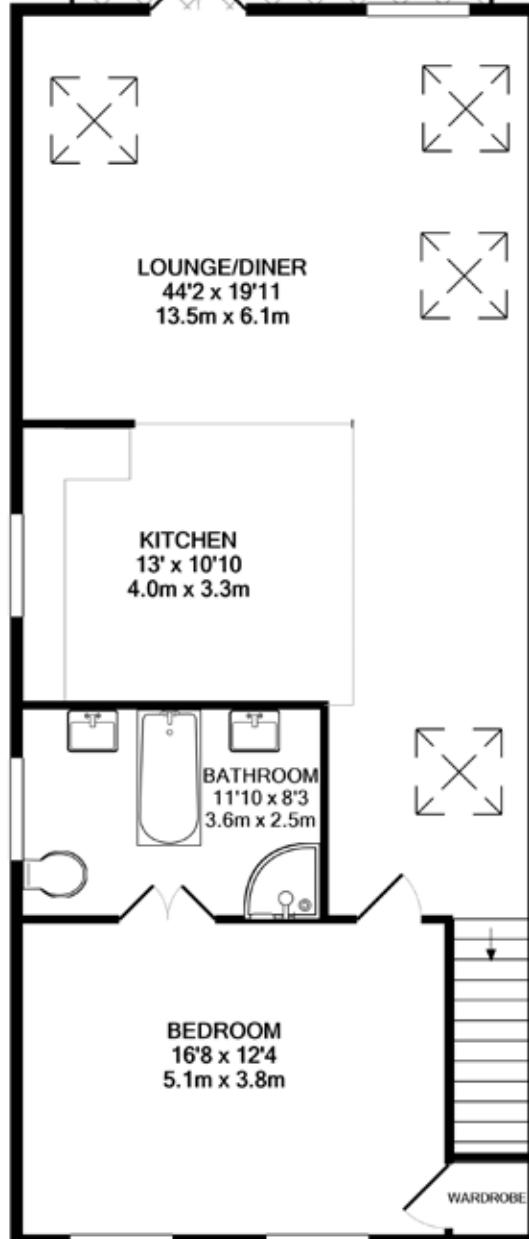




ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 42 SQ.FT.  
(3.9 SQ.M.)



SUN TERRACE  
18'2 x 16'2  
5.5m x 4.9m



LOUNGE/DINER  
44'2 x 19'11  
13.5m x 6.1m

KITCHEN  
13' x 10'10  
4.0m x 3.3m

BATHROOM  
11'10 x 8'3  
3.6m x 2.5m

BEDROOM  
16'8 x 12'4  
5.1m x 3.8m

WARDROBE

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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ALL THE REASONS

# Burnham Market

IN NORFOLK  
IS THE PLACE TO CALL HOME



Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon

spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, the jewel in north Norfolk’s glittering crown.

Located close to the mouth of the River Burn, believed to be the source of its name, the village has long been associated with naval hero Admiral Horatio Nelson, who lived at nearby Burnham Thorpe.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals ‘go-to’ for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9’s bar, restaurant and courtyard provides a relaxed spot to wine and

dine on warm summer’s nights.

Fashion counts on the Champagne coast and for chic style head to Anna’s boutique or ‘next gen’ department store Percy Langley, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills. For a little culture, peruse Burnham Market’s art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pococks the Artmonger has an eclectic display. Or if you have little ones in tow, don’t miss a trip to Mable’s – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets.

It goes without saying that Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe and Burnham Thorpe, are home to some of the finest houses on the coast. Whether your dream is a Georgian classic, a traditional cottage or a sleek, contemporary house, this is an incredible place to discover your forever home.





### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

E. Ref:- 1239-7121-9000-0952-9206

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

Leasehold. A new lease of 999 years has been created and will commence from the date that contracts exchange.

### AGENT'S NOTE

There is also a proportionate annual contribution towards the insurance costs of the building as well as a small contribution towards a sinking fund for the overall upkeep of the building. The ground rent is yet to be determined but is not expected to be more than £100 per annum.

# SOWERBYS



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