

SOWERBYS

Norfolk Property Specialists



Ragged Marsh

2 Rushmeadow, High Street, Thornham, Norfolk, PE36 6LZ

Asking Price of £630,000



Viewing by appointment with our

Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



RAGGED MARSH

A beautifully presented three double bedroom cottage with far reaching coastal views, located in one of the North Norfolk's most sought after villages. Built by renowned local builders, this modern mid-terraced property has been maintained by the current owners to an excellent decorative order and benefits from recent upgrades throughout including low maintenance landscaping to the rear garden with Indian sandstone, underfloor heating in bathrooms with Italian ceramic tiles, electric supply added to the garage and extra lighting added throughout. The accommodation briefly comprises a fitted kitchen with dining area, downstairs cloakroom, separate lounge with multi-fuel burner and sun room to the rear. Upstairs there are three double bedrooms, en-suite walk in shower room and family bathroom. The rear garden is south facing and has access to the off-street parking and garage.



KEY FEATURES

- Modern Three Bedroom Cottage
- Beautifully Presented
- No Onward Chain
- Fantastic Sea Views
- En-Suite to Main Bedroom
- Superb Fitted Kitchen/Dining Room
- Sitting Room with Multi-Fuel Burner, Opening to Sun Room
- Low Maintenance Rear Garden
- Perfect 'Lock Up and Leave'
- Off-Street Parking and Garage
- Close to Coastal Walks

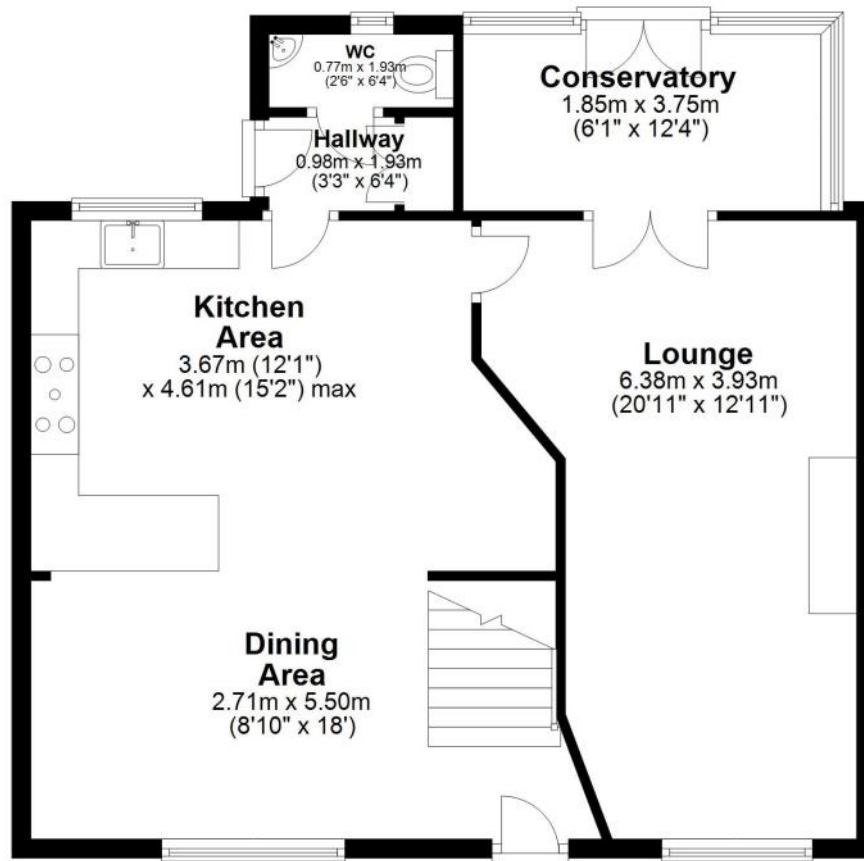






Ground Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



First Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



Total area: approx. 118.5 sq. metres (1275.4 sq. feet)
Ragged Marsh, 2 Rush meadow, High Street, Thornham

THORNHAM

Thornham is a picturesque village of traditional Norfolk properties on the coast between Hunstanton (5 miles) and Burnham Market (8 miles). The village is renowned for its sandy beaches, long walks and the marshland bird reserve. It has a small harbour, three pub restaurants, a delicatessen/cafe, farm shop with the Yurt Restaurant and designer boutiques, church and hairdressers. The Lifeboat Inn is said to have been a haven for smugglers in the 16th century. The Royal West Norfolk Golf Club is 3 miles away at Brancaster. King's Lynn, 20 miles, has a main line rail link to London via Cambridge.

SERVICES CONNECTED

To be confirmed

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2252-1912-8970-0104-1424

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.

AGENT'S NOTE

Please note that holiday letting for profit is not permitted.

Viewing by appointment with our Hunstanton Office:
54 Westgate, Hunstanton, Norfolk, PE36 5EL
01485 533666 • hunstanton@sowerbys.com



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