

THE STORY OF

20 Market Place

Burnham Market, Norfolk

SOWERBYS



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Burnham Market, Norfolk
PE31 8HD



Delightful Three Bedroom Cottage

Spacious Sitting Room with Log Burner

Generous Kitchen Dining and Morning Room

Recently Fitted Kitchen

Three Bedrooms and Family Bathroom

Private Location Within the Heart of the Village

Secluded South Facing Garden

Detached Garage, Ideal for Storage

Planning Permission for Two Storey Extension

Sought After Location



Guide Price £875,000

SOWERBYS BURNHAM MARKET OFFICE

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“A gentler way of life from London and the South of France and we much prefer it to both!”

Nestled away in this incredibly private spot, yet right in the heart of north Norfolk’s most picturesque village, this delightful three bedroom cottage is the perfect getaway home. Approached from the village green via a private gravelled drive, Number 20 is the last of the four

properties that share this secluded oasis of peacefulness. Built about 50 years ago the cottage has been subsequently extended on the ground floor to provide a good sized drawing room on one side and a generous kitchen dining and morning room on the other.





The kitchen has very recently been fully replaced to what is now a stylish and contemporary feature of the house. Completing the ground floor is the WC. Upstairs there are three bedrooms, two good double rooms and a single room and all three share a family bathroom. Outside the garden is completely secluded and faces directly south but is also open to the west so provides a complete suntrap all day long. There is a separate brick garage which was built when cars were considerably smaller so is currently used

“We love sitting out in the south facing garden soaking up the sunshine, our beautiful quince tree always provides an abundance of fruit in the autumn.”



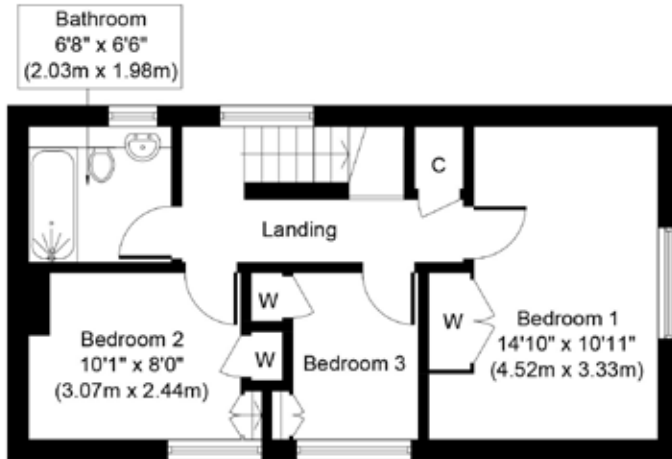
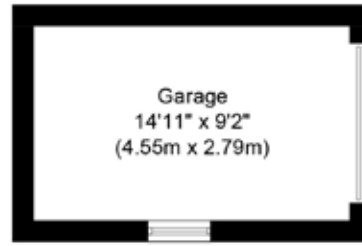
for storage. However, there is current planning consent to extend the main house on two levels and incorporate the garage space into the main cottage and create a four bathroom, four bedroom house with a substantial open-plan living space, increasing the total floor area to over 2,000sq ft. 20 Market Place is an idyllic little property positioned away from all the hustle and bustle that Burnham Market is known for and yet just a moment's walk from all the facilities that make this village so popular.

“My mother bought it in the early 1970s so we have been coming here for 50 years but more recently we have lived here as our main home. In that time we have seen many many changes to the village from a sleepy backwater to the buzzing destination it is today.”

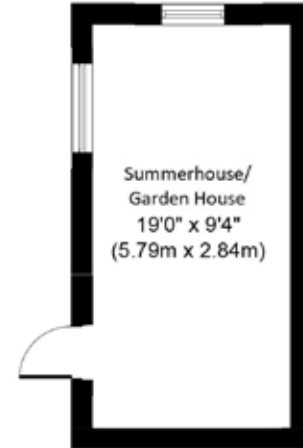




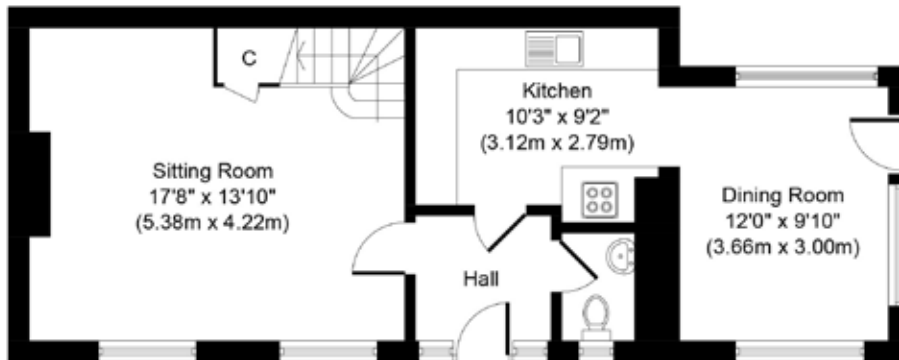




First Floor
Approximate Floor Area
438 Sq. ft.
(40.7 Sq. m.)



Outbuildings
Approximate Floor Area
314 Sq. ft.
(29.2 Sq. m.)
(Not Shown In Actual
Location / Orientation)



Ground Floor
Approximate Floor Area
568 Sq. ft.
(52.8 Sq. m.)

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 Pockocks 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.





Beautiful Burnham Market

“The proximity to everything that the village has to offer, literally everything is on our doorstep yet we are hidden away from the crowds when it is busy”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Electric storage heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 2848-6043-7295-2571-3960

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.

AGENT'S NOTE

The details for the planning consent can be found here:
<https://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q7FSR6IV07800>

SOWERBYS



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