



THE STORY OF

Commodores House

Thornham, Norfolk

SOWERBYS



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Commodores House

Staithe Lane, Thornham,
PE36 6NL



Detached House

Five Double Bedrooms

Flexible, Generous Living Space

Secure and Easy to Maintain Private Garden

Ideally Located

Sea Views

Short Walk to all Village Amenities

Garage and Off Road Parking



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“In the summer, the view from the reception room is beautiful, watching the sun set to the west.”

Set well back from the lane, Commodores House is, as its name might suggest, quite a grand home. Its five bedrooms are flexibly arranged and perfect for a multi-generational living.

The house is arranged over three floors with three of the five bedrooms on the ground floor. As you might expect with a house of this size, all three rooms are generous doubles and the principal

bedroom has an en-suite shower room. The other two share a second shower room, which is conveniently located next to the side entrance so perfect for washing down after a day on the beach.

Also on the ground floor is the garden room, which has direct access out to the garden and doubles as a TV room and snug in the winter time.







The rest of the living and entertaining space is arranged across the entire first floor. Both the reception room and the interconnected dining room are orientated to the west with country views and taking maximum advantage of natural light so remain bright and airy whatever the season.

The kitchen has ample space for a dining table, ideal for day to day family use and cosy suppers, whilst the dining room next door is perfect for more celebratory meals or larger family gatherings whilst on holiday.

The other two double bedrooms are both on the second floor, they share a family bathroom and are equally proportioned, both enjoying views of the sea.

“The flexibility is great. As our children grew older it allowed them their own space.”



“As our second home, it has always been a place where we come to relax.

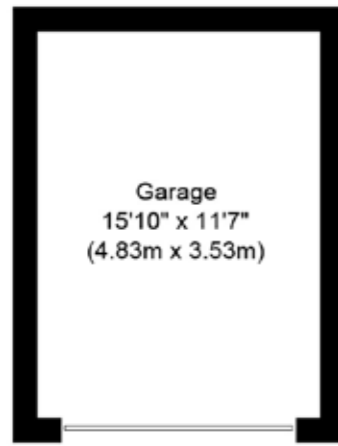


Outside, and in addition to the detached garage, which is ideal for boat, kayak and cycle storage, there is lots of gated off road parking. The garden is completely enclosed, very private and easy to maintain.



Commodores House has been a much loved home from home, as well as an incredibly successful holiday let. Not only does its flexibility make it very popular, but what all have loved the most is its convenience to all that Thornham has to offer. Turn right out of the front gate and it is just seconds to The Lifeboat and only a short walk to the beach. Turn left and the Thornham Deli is at the end of the road. Commodores House really has it all.

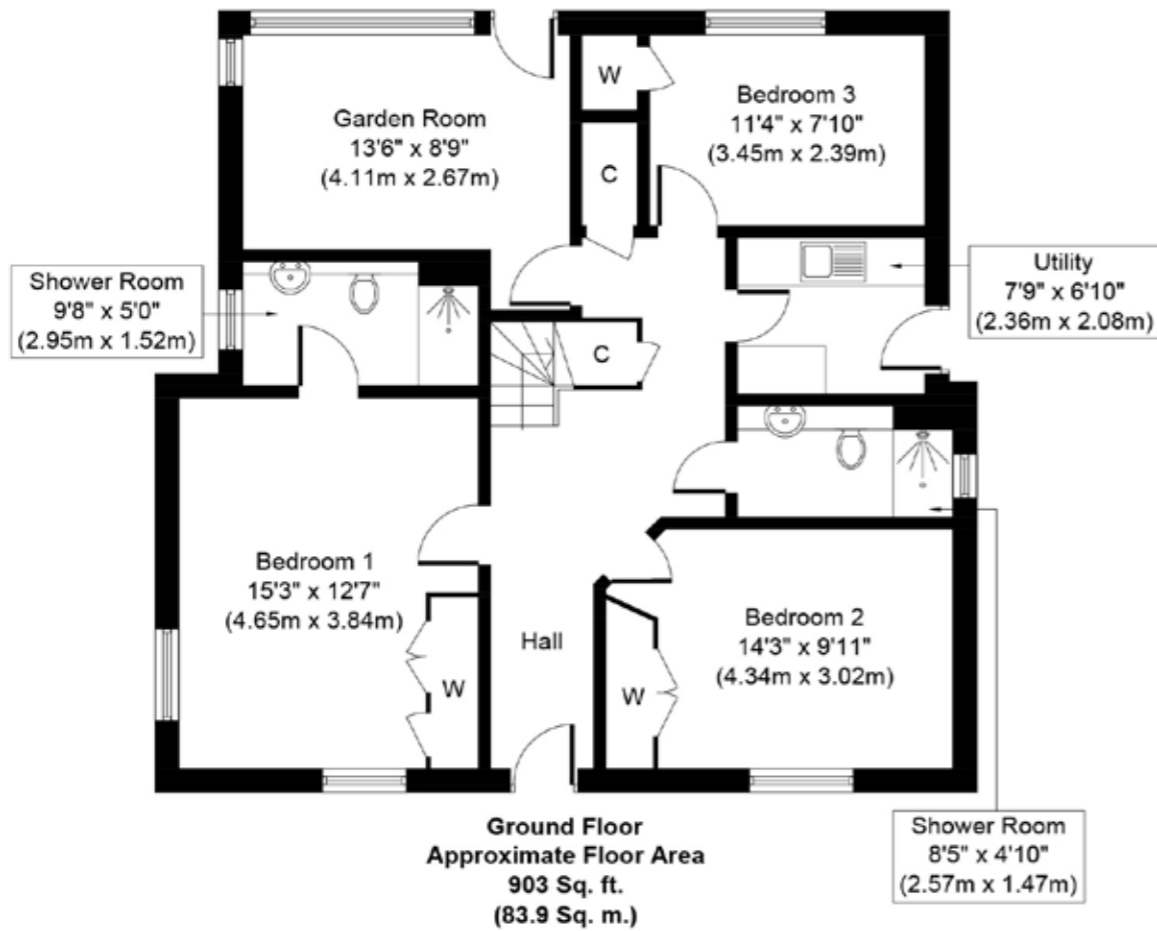




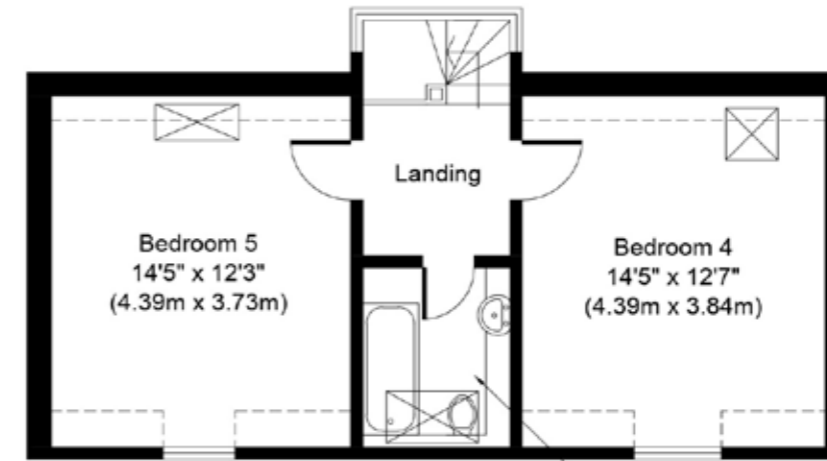
(Not Shown In Actual Location / Orientation)

Garage
Approximate Floor Area
185 Sq. ft.
(17.2 Sq. m.)

= Reduced headroom below 1.5m / 5'0

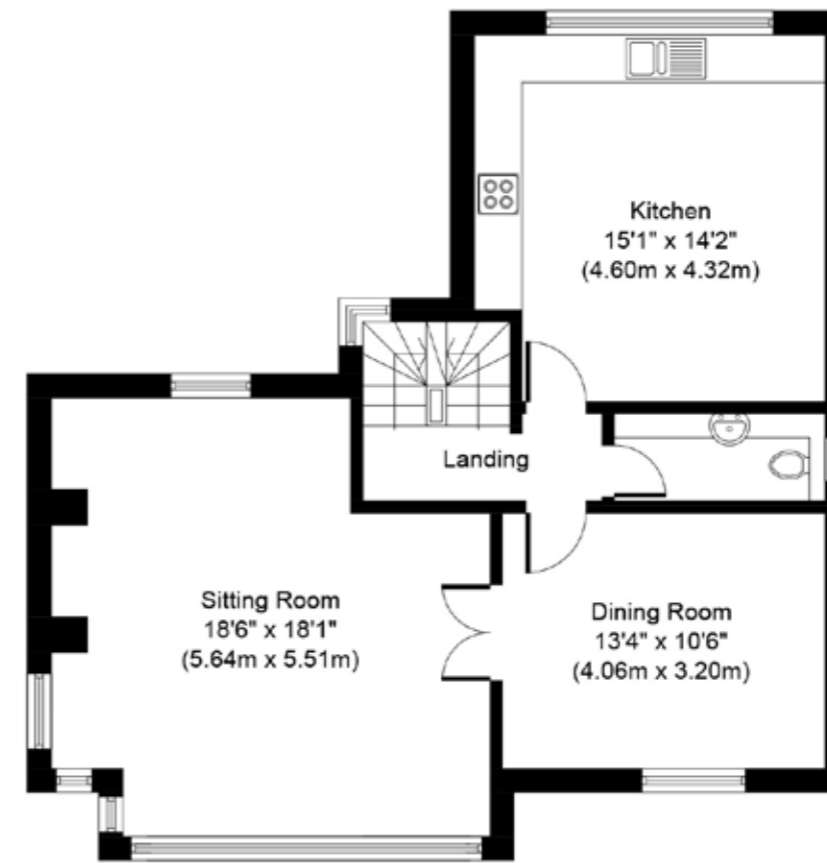


Ground Floor
Approximate Floor Area
903 Sq. ft.
(83.9 Sq. m.)



Second Floor
Approximate Floor Area
478 Sq. ft.
(44.4 Sq. m.)

Bathroom
7'5" x 6'2"
(2.26m x 1.88m)



First Floor
Approximate Floor Area
756 Sq. ft.
(70.2 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.

ALL THE REASONS

Thornham

IN NORFOLK
IS THE PLACE TO CALL HOME



Thornham may just be the quintessential Norfolk coastal bolthole. With plenty of brick and flint

cottages and larger period homes just a short walk from the water's edge and nature reserve, dig a little deeper and you'll also discover it is a fantastic foodie hotspot with a clutch of award winning pubs and eateries, along with a boutique retail park. Once a largely forgotten village on the run between Hunstanton and Burnham Market, over the past decade Thornham has evolved into a chic stop.

Historically a centre of trade and seafaring, the village was used by the Romans and saw fierce conflict between smugglers over the centuries until the harbour silted up in the early 20th century. Many of the traditional fishermen's cottages have been gentrified with a soft palette and contemporary coastal style and life now moves at a calmer pace.

Start the day with a slow brunch at Thornham Deli before picking up some nibbles at the food counter or browsing its quirky lifestyle store. Then, continue your retail therapy a little further along the coast road at Drove Orchards, which seems to have something fresh each season. Or take it easy and fill your basket at the Farm Shop – with a small meat counter, deli, bakery and pantry selection, plus a satellite of Gurneys Fish Shop next door, dinner's sorted.

Drove Orchards is also home to the original, award winning Eric's Fish & Chips and Eric's Pizza, located in a neighbouring Yurt, where traditional dishes have been given a contemporary spin. But if you are looking for good pub grub, head to The Lifeboat, The Chequers Inn or The Orange Tree pubs – all located within this small but prominent village. While some stumble upon Thornham by accident while touring the coastline, there are many who have decided to make it a place to call home.



Note from the Vendor



Thornham Deli

“The village has got better and better. We are so close to the everything, the beach, The Lifeboat, Eric's Fish and Chips and Thornham Deli, it's so convenient.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 8002-3097-1022-5027-7403

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.

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SOWERBYS



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