



THE STORY OF

Albion House

Burnham Market, Norfolk

SOWERBYS



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THE STORY OF

Albion House

Front Street, Burnham Market, Norfolk
PE31 8EL

Four Bedrooms

Private Parking

Two Bathrooms

Kitchen and Dining Room

Private and Enclosed Patio Garden

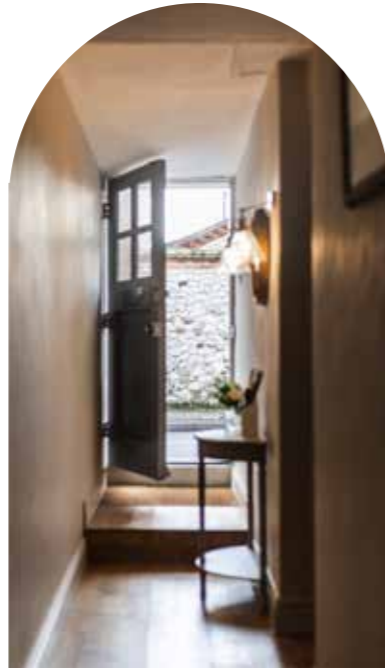
Short Walk from Village Green

Elegant Reception Room

SOWERBYS BURNHAM MARKET OFFICE

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“An extremely elegant town house in one of Norfolk’s most popular and desirable villages.”

Just a few moments from the village green, yet far enough away to avoid the summertime hustle and bustle, Albion House is an extremely elegant four bedroom town house.

Although there is a front door from the aptly named Front Street, Albion House is most naturally entered from the private drive off North Street which takes you to the rear of the house and the off-street parking space - and from here you can enter the house via the utility and boot room, perfect after a muddy beach walk.

The ground floor is divided between a very elegant reception room to the front with oak floor and a log burning stove with stone surround and to the rear an extremely well-proportioned kitchen and dining room with ample space for a family dining table - as well as french doors out to the garden.

In addition to the utility room there is also a large ground floor shower room and WC.



“With its oak floor and log burning stove, feel at home in the handsome reception room.”





On the first floor there are two very generous double bedrooms, a single bedroom and the family bathroom whilst on the second floor is a further large double bedroom, along with a smaller storage room, ideal to keep extra things especially if you choose to let this as a holiday home.

Outside and to the rear is a completely enclosed and secure patio garden with an open-sided summer house which- the rain cannot spoil. Double gates open up to provide vehicle access and parking for one car.

“A much-loved retreat for our clients and we’re sure you can see why.”

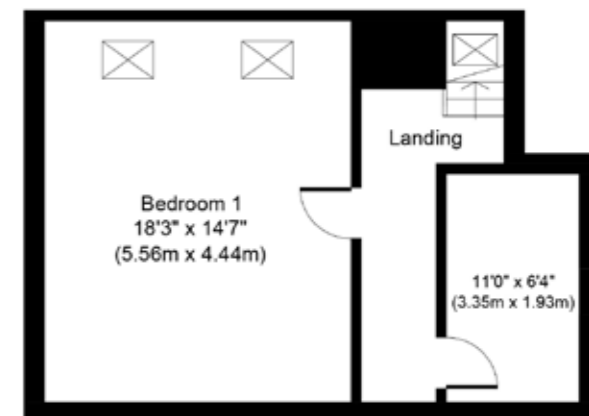
Albion House has been a much-loved home-from-home for the current owners - as well as a successful holiday let and could easily continue as either or both. The abundance of shops, restaurants and bars which Burnham Market has to offer are all just a short walk away yet close the door and, once inside or out in that garden, you would never know you were in one of Norfolk’s most popular villages.



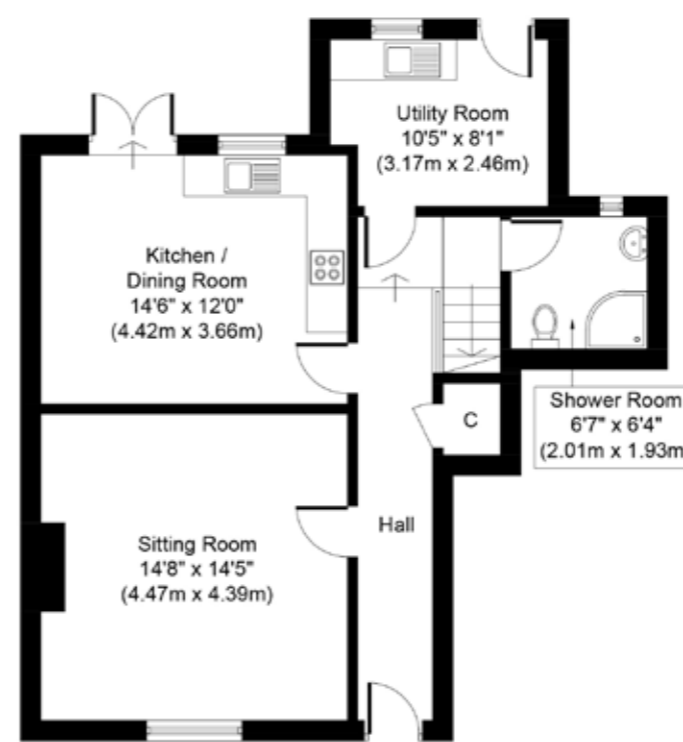




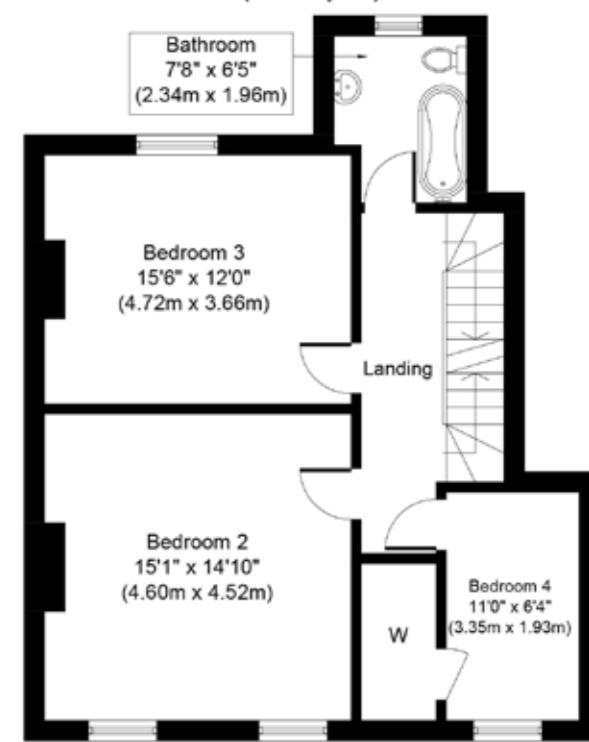
“Step out onto the streets of Burnham Market and experience this wonderful village.”



Second Floor
Approximate Floor Area
447 Sq. ft.
(41.5 Sq. m.)



Ground Floor
Approximate Floor Area
672 Sq. ft.
(62.4 Sq. m.)



First Floor
Approximate Floor Area
675 Sq. ft.
(62.7 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 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. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 9340-2823-6090-2892-2425

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

Albion House has a small flying freehold over Harmony House which adjoins it immediately to the east.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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