



THE STORY OF

6 Goodricks

Burnham Thorpe, Norfolk

SOWERBYS

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Burnham Thorpe, Norfolk
PE31 8HP

Three Double Bedrooms

Idyllic Village Location

Far Reaching Field Views

South West Facing Garden

Two Reception Rooms

Cosy Open Fireplace

Ground Floor Shower Room

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“The dining room and the kitchen, overlooking the garden, are filled with sunshine...”

Located in Burnham Thorpe or ‘Nelson’s village,’ this house is positioned on a corner giving it not only privacy but also a wonderful south and west facing garden.

On the ground floor there is an abundance of living and entertaining space, on one side of the central hall is a welcoming and cosy reception room with an open fire that is perfect for cosying up in front of on a winter’s evening. In the middle of the house is a very sociable dining room which is open plan to the

kitchen, a single story extension with a lantern roof ensuring that both these rooms are light and airy. This extension also provides space for a pantry, a guest WC and a shower room so making it a really practical and useful addition to the house.

Upstairs there are three double bedrooms that share the family bathroom and it is up here that you can really appreciate the open views out over the farmland of the Holkham Estate.

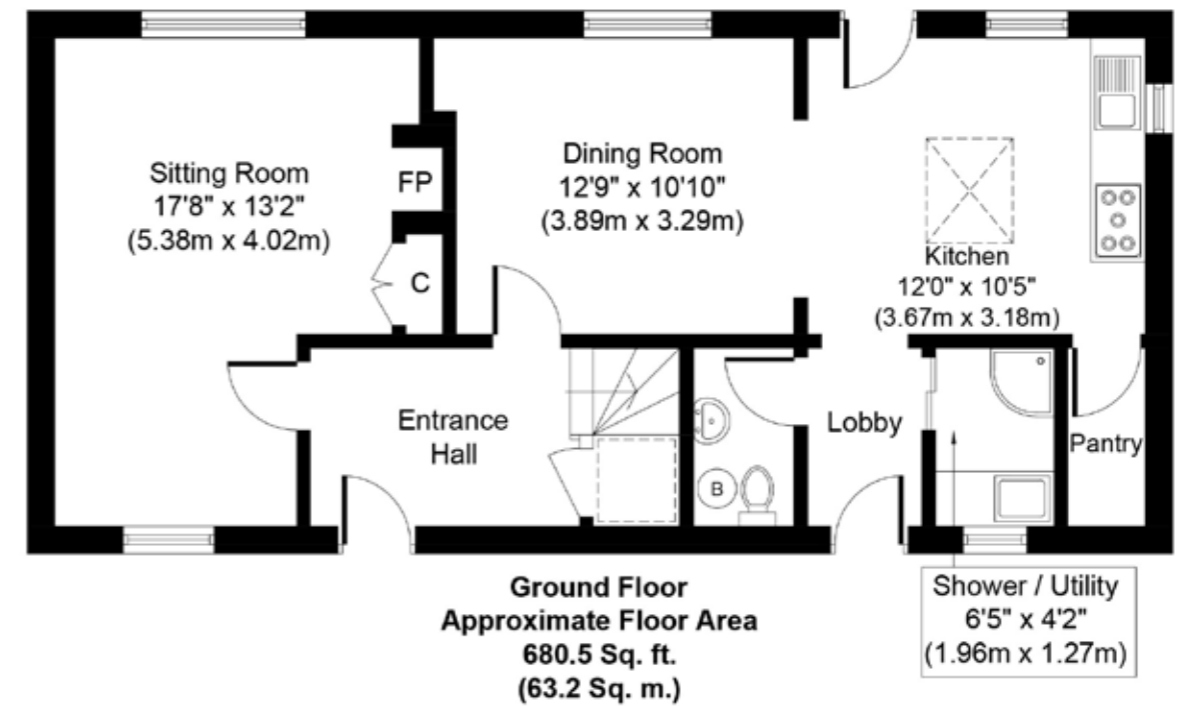
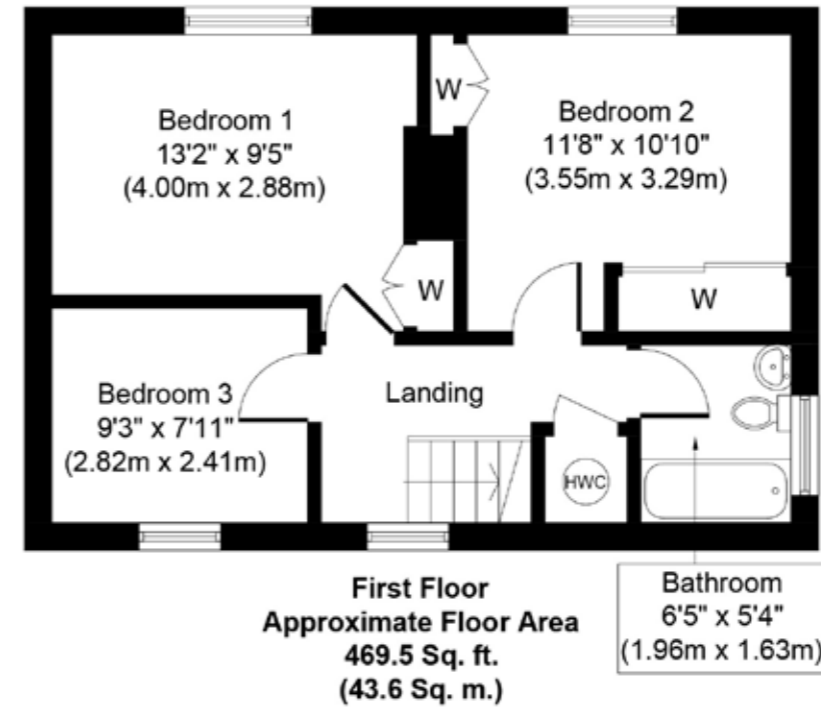




Outside and to the rear is a large garden that is south west facing so is an absolute suntrap throughout the day, and this openness to natural light is completely reflected in how the house feels.

Goodricks is a small post-war development which, at the time it was built, was praised for its quality of construction as well its idyllic location. It has been a much loved home for the current owners for well over a decade and they have absolutely loved the tranquillity and friendliness of this special village.

“We love the space and fresh air, the village community, and the stars at night.”



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



Burnham Thorpe

IN NORFOLK
IS THE PLACE TO CALL HOME



Burnham Thorpe is very much off the beaten track. It's famous for being the birthplace of Nelson although his house was knocked down many years ago. The pub, The Lord Nelson, has recently reopened following substantial renovations. It's just 2 miles from Burnham Market with its wide range of shops and boutiques together with good food establishments, and a little over 2 miles from the coastal village of Burnham Overy Staithe with its tidal harbour, and good walks across the marshes and long sandy beaches.

In an Area of Outstanding Natural Beauty, Burnham Market is for many people the jewel in the crown of North Norfolk, a stunning

Georgian village with a green surrounded by 18th century houses, shops and chic boutiques. Along with The Hoste Arms, it also boasts the exciting restaurants; Number 29, and Socius. The village has a range of amenities including doctors' and dental surgeries, primary school and post office. There is an abundance of small village shops including a butcher, fresh fish shop, beauty and hair salon. Also there are bookshops, art galleries, a good wine merchant, Satchells, and a popular delicatessen, Humble Pie. The village playing field has all weather tennis courts and children's recreational equipment. The village is close to the sailing harbours at Brancaster Staithe and Burnham Overy Staithe and the Royal West Norfolk Golf Course at Brancaster. The closest rail link to London King's Cross is at King's Lynn.



Note from the Vendor



Aerial view of Holkham Park and beach

“There are some wonderful places to explore nearby - Holkham Park and beach, Gun Hill and Scott Head Island, all along the coast and the west Norfolk countryside too.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 8380-6227-6270-8061-9292

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

Please note this property is subject to a Local Authority Covenant which requires the purchaser to have lived or worked in Norfolk for three years.

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.

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