



The White House
Burnham Overy Town | Norfolk | PE31 8HU

FULL OF CHARACTER



Located a mile from the centre of Burnham Market in sought-after Burnham Overy Town, this delightful detached Georgian house offers a wonderful walled rear courtyard garden and off-street parking. Sympathetically renovated with charming features preserved including original beams and areas of exposed brickwork, the accommodation comprises four bedrooms (one with an ensuite), family bathroom, sitting room with a wood burner, a second sitting/dining room, kitchen and adjoining dining room, shower room and utility room.







- A fabulous Period house inside and out
- In one of North Norfolk prime villages
- Wonderfully proportioned rooms with original features throughout
- Three Reception Rooms/Bedroom Four
- A good-sized Kitchen/Diner
- Three double Bedrooms and Two Bathrooms
- Pretty easy maintenance walled courtyard Garden
- Off street parking for up to three cars
- The perfect home, holiday home or investment property
- Total Accommodation extends to 1661sq.ft
- Energy Rating E

Wonderful Home

“We found the property online and we went to see it; when we wandered through from the back door and reached the hall, we had one of those moments when you know you have found the right place. This was in 2010 and we were looking for a holiday home as a safe haven for an inheritance, as banks didn’t seem too safe back then,” the present owner said. “The house dates from around 1750 and has some exposed timber beams and wall timbers which give it a lot of character.”

“When we bought it as a holiday home it had two sitting rooms, one for telly and one for quiet. It didn’t need much work in order to let it out for guests, but we did put in a new boiler and hot water system which worked better than the old combi system. Since deciding to sell, I have put in new timber sash windows on the front and installed a new kitchen. It has been redecorated where necessary and has new carpets.”

“When we moved permanently from Cornwall, we made the telly room into the dining room and the room with the log burner into the sitting room which is very cosy on a winter’s evening. The back room, which is now the study, was a twin bedroom during the holiday let years. The house is very flexible in terms of everyday living as it suits full time occupation or use as a holiday home, depending on how you want to use the rooms. The house has a lot of character both inside and out.”

When asked what they will miss most about their home, the owner replied, “It’s hard to single out one thing – it’s more of an overall feeling about North Norfolk in general. It’s been a lovely place to live, but life moves on and it’s time for someone else to take on the house and I hope they get as much out of the experience as we did”.

Outside

“The garden was completely redesigned in 2019 so that we could make the most of the summer sun and also allow for a table in the shade to eat at. It is quite small and very easy to look after, which would be a bonus as a holiday home,” the present owner said. “The planting gets to be a riot of colour in the summer, but without dominating the space.”



We had a mad duck one year who decided to lay her eggs in a tuft of ornamental grass, much to the bewilderment of our Jack Russell terrier who proceeded to gently bring them in from the garden. They were just as gently taken back out to the nest. We never did see how things turned out as we had to go home a couple of days later. How the mother duck got the babies over the six-foot-high wall remains a mystery! There is also a pair of collared doves which we called Doris and Dave. They are quite tame and wander about in the garden as if they own the place. There is not much room for outbuildings, but if I was to stay, I would build a shed on the driveway side of the house as the proverbial man cave."

Perfect Location

"The area has an awful lot to offer, both for part or fulltime living," the owner said. "Burnham Market has a great selection of shops and there are quite a number of very good gastro pubs and restaurants around." Burnham Overy Town sits between Burnham Overy Staithe and Burnham Market and is a short distance to both of these popular villages with all the amenities they offer, although the clear advantage of living in Burnham Overy Town is that it is sufficiently removed to ensure that it is peaceful even during the peak times of the year along the coast. Burnham Market is often considered to be one of the loveliest villages in Norfolk with a wide choice of privately owned and run boutique shops, as well as a range of hostelries including "The Hoste" – the popular hotel and restaurant.

"If you have canine friends there are endless different walks to enjoy, from a simple round the block stroll to a full-on hike out to the beach at Holkham. The local beaches are superb and very unspoilt, as is the region as a whole. Holkham Hall provides a range of interesting things to do, and the deer park is another great place to walk the dog, on a lead of course! There is a sailing club to join if one has the energy," the owner said, referring to the excellent sailing nearby at Burnham Overy Staithe and Brancaster Staithe. The sea is approximately a mile away as well as sandy beaches close by at Brancaster, Holkham and Wells-next-the-Sea. Both Brancaster, home of The Royal West Norfolk Golf Club, and Hunstanton have renowned golf courses and the whole coastline is an Area of Outstanding Natural Beauty, internationally famous for its bird reserves and sandy beaches. King's Lynn is approximately twenty miles away with mainline access to Cambridge and London, and Norwich is thirty miles away with its international gateway via Schiphol Mainline.







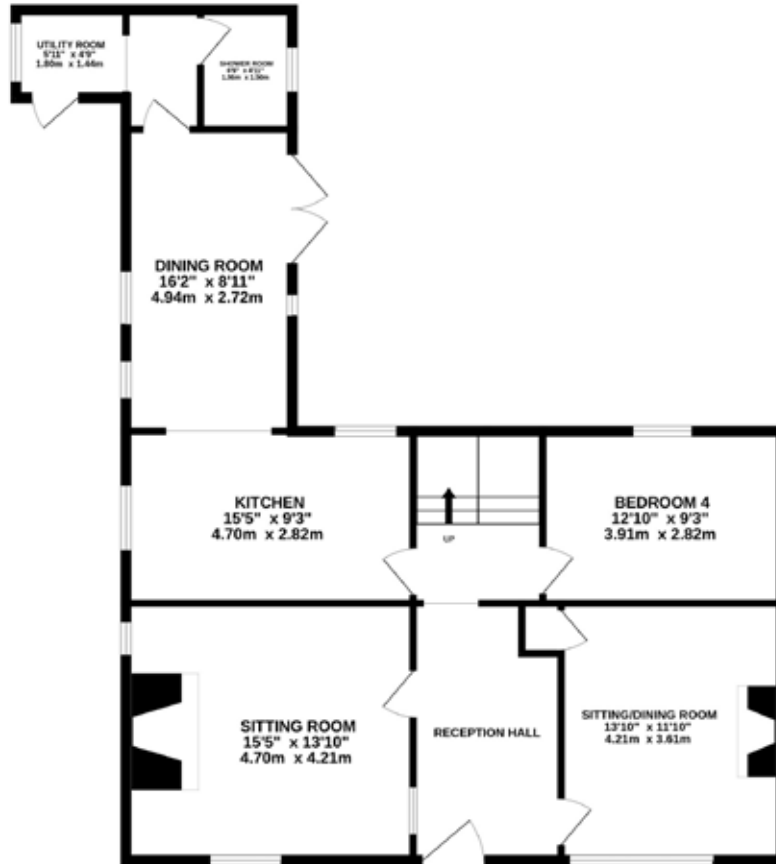




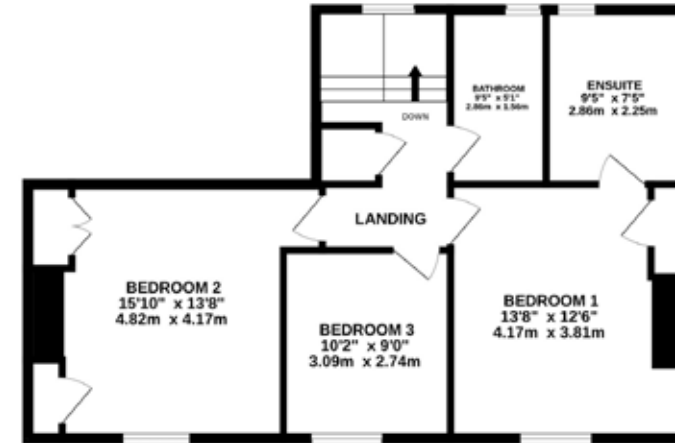




GROUND FLOOR
1009 sq.ft. (93.8 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 1661 sq.ft. (154.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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On The Doorstep...

Located a few minutes from 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, designer boutiques and, The Hoste Arms, one of the best known and most popular places to eat and drink in North Norfolk. The village has a range of amenities including doctors' and dental surgeries, pharmacy, primary school and post office. An abundance of small village shops including butcher, fresh fish shop, beauty and hair salon together with bookshops, art galleries, a good wine merchant, and a popular delicatessen. The village playing field has all weather tennis courts.

How Far Is It To?...

The historic market town of Fakenham is found 13 miles away with a host of amenities including supermarkets, the popular market day on a Thursday and also a farmers market once a month. Kings Lynn is within 24 miles and for those visiting Norwich City Centre, Tombland is found within 38 miles.

Services

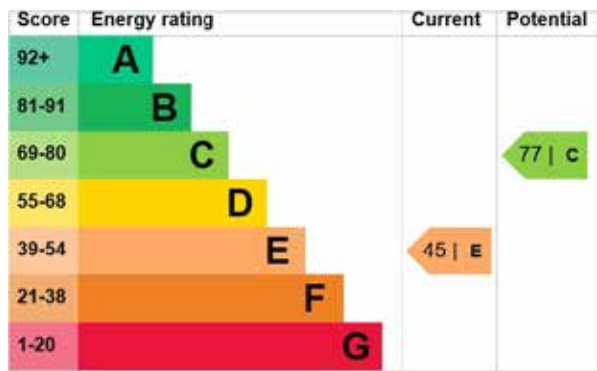
OFCH, Mains - Water & Drainage
 Kings Lynn and West Norfolk Borough Council
 Council Tax Band E

Tenure

Freehold



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FINE & COUNTRY

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THE FINE & COUNTRY
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