



INTRODUCING

# Herga Cottage

*Thornham, Norfolk*

SOWERBYS

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INTRODUCING

# Herga Cottage

Green Lane, Thornham,  
PE36 6NG



Detached, Period Cottage

Coastal Views

Two Double Bedrooms

Double Reception Room

Exposed Beams

In Need of Updating

Brick Outbuilding

Peaceful Village Location

Off Road Parking



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“Perfectly located to enjoy all that north Norfolk has to offer.”

With views over the open farmland and coast beyond, Herga Cottage could not be better placed to enjoy the scenery that north Norfolk is synonymous with.

On looking carefully at the evolved architecture of this period cottage, we can see that it was originally in fact two cottages that have, at some point in its long history, been combined to create what we have today. Although there is a front door, with the parking to the side and the kitchen at the rear, the natural way to enter this house is from the back.

The kitchen is a galley that runs along the full rear of the house. Whilst to the front, and enjoying those fantastic views, is the quite significant living room which, with a fireplace at either end, exposed beams over and time worn floorboards under, really is a room filled with character.

Upstairs there are four rooms, two are double bedrooms with one having an en suite bathroom, which is accessed through the bedroom. The other double has an adjoining single bedroom but as it is also only accessible through the bedroom it might be better to consider changing this into a second en-suite.

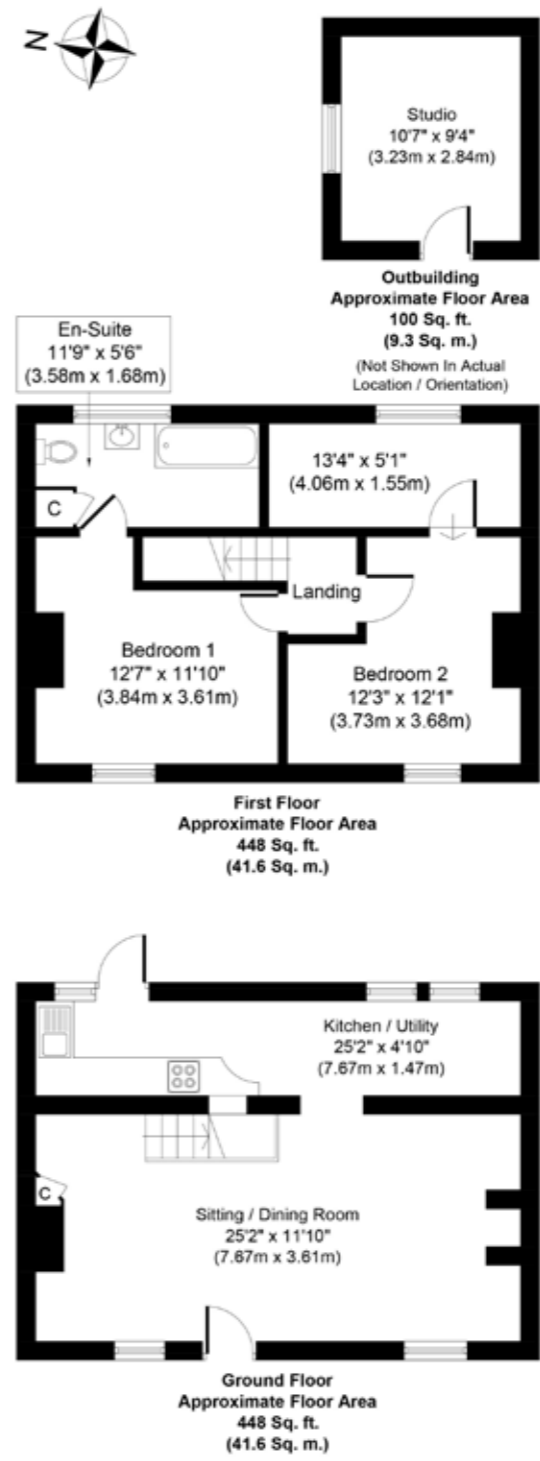




Outside and to the rear is a small west-facing garden, which is open to the south, as well as a very useful brick built storage shed, ideal for storing bicycles, paddle boards and garden furniture. In addition there is gated off road parking for two cars.

Whilst Herga Cottage has had some extensive refurbishment carried out to its exterior by the current owners, its interior remains an unfinished project. However this does offer up an opportunity for the next custodians of this pretty cottage to place their own style and finish too it.





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

# 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 Sowerbys



The Orange Tree's garden

“Thornham is a wonderful place to be. Start the day with a coastal walk, do a spot of shopping and then visit one of the local pubs for a bite to eat.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric storage heaters.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

G. Ref:- 2351-3023-4209-2607-5200

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.

## LOCATION

What3words: ///magnets.senders.flauting

## AGENT'S NOTE

The cottage to the rear of Herga Cottage has a vehicular right of way to the southern side of Herga Cottage.

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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