



THE STORY OF

The Coast

Burnham Overy Staithe, Norfolk

SOWERBYS

S

THE STORY OF

The Coast

Glebe Lane, Burnham Overy Staithe,
Norfolk, PE31 8JQ



- Detached Coastal Property
- Four Double Bedrooms
- Approximately 0.4 Acre Plot (STMS)
- Gated Parking
- Countryside Views
- Potential Development Site
- Potential for Coastal Views
- Large Garden
- Sheltered Courtyard Garden
- Idyllic Location



SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com



“The flat roof is a perfect, private spot for sunbathing...”

On the face of it, a 1970s bungalow in a location such as this, and with almost half an acre of gardens (STMS) surrounding it should, in most instances, represent the perfect opportunity for someone to start afresh and create their own unique home. However, The Coast might just prove to be the exception.

Positioned well back from this private lane, The Coast enjoys an abundance of gated and gravelled parking to the front.

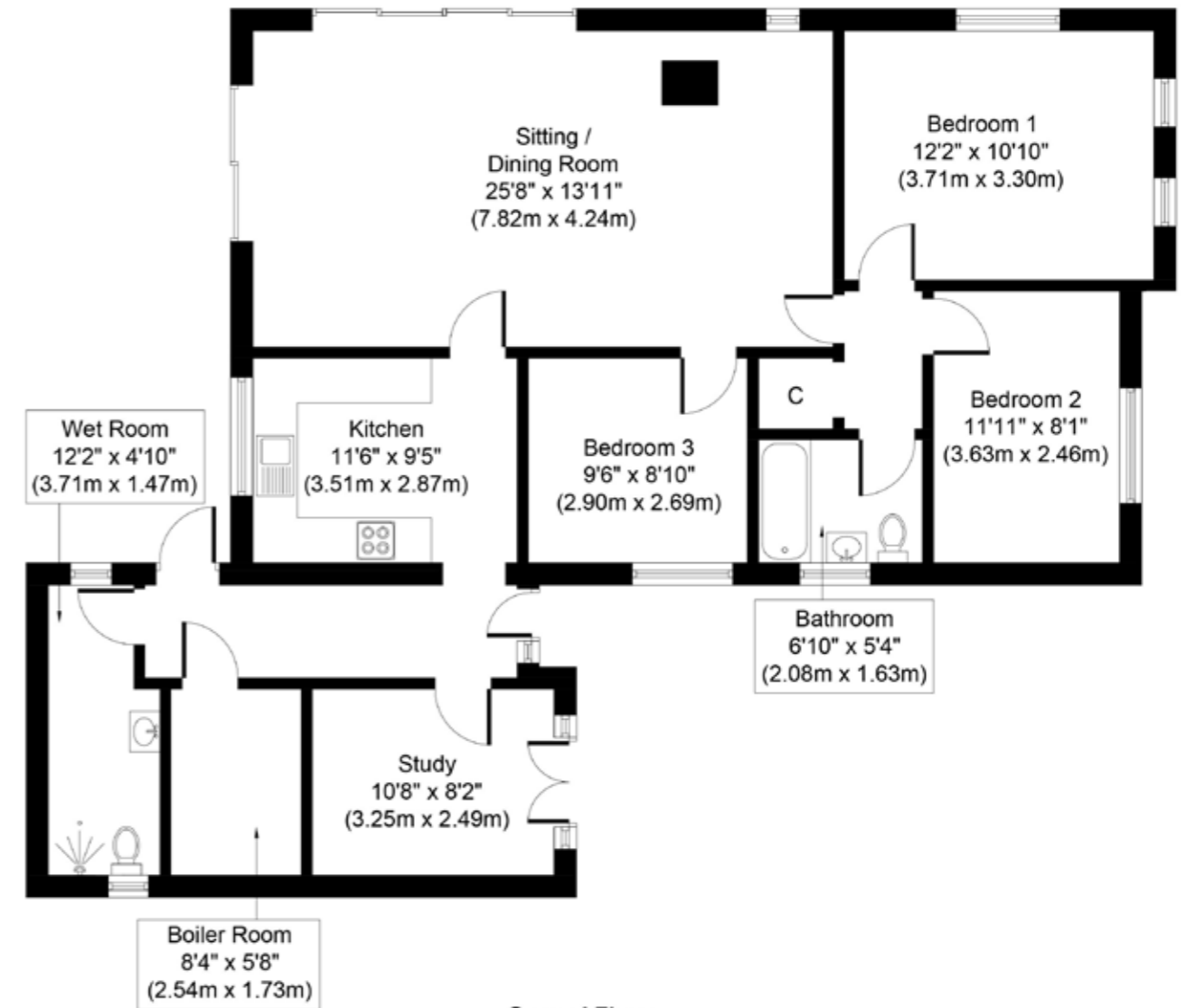
A wooden door set within a brick and flint wall opens to reveal the first surprise of this seaside home. Go through the door and you are immediately greeted by a welcoming internal courtyard, completely sheltered from any coastal wind but ideally located to enjoy all the afternoon and evening sunshine on those balmy summer days. It is the perfect place to enjoy long summer evenings, laughing along with friends, family and many glasses of cold rosé from Provence!



On entering the property, the arrangement of the rooms is almost perfect. On one side you have the principal family living and entertaining space with the kitchen leading through into the substantial reception and dining room, with double width sliding doors out to the decking at the garden end of the room, as well as a second set out to the decking on the southern side of the room. Open these up on a hot summer's day and let that salt tinged sea breeze cool the room but, come the winter, light the stylish feature log burner and this room is transformed into cosiness itself.

“...we thought we would knock the house down but instead we have loved it just as is.”

Three of the bedrooms are located just off the reception room; all three are good double rooms and they share the family bathroom. On the other side of the entrance hall, what was once the garage is now a further double bedroom that sometimes operates as a home office. This has use of a wet room to the rear which is also perfectly positioned, beside the back door, to allow wet sailors and muddy dog walkers to sluice down on their way through.



Ground Floor
Approximate Floor Area
1186 Sq. ft.
(110.2 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.



Outside, and to the rear, a wooden staircase leads up to the flat roof of the former garage and this now provides an idyllic and very private sunbathing spot, with panoramic views over the Staithe and out towards Scolt Head.

Beyond this, the easy to maintain lawned garden extends back approximately 90 ft. and overlooks farmland beyond. With the Thomas Coke Monument and Lady Anne's Drive both visible in the distance, this really is an idyllic location.

“...the courtyard at the front is simply brilliant, sheltered from any sea breezes but a total afternoon and evening sun trap.”



The Coast has clearly been a much loved home from home for the current owners for many years and it is easy to see why. It has an almost perfect layout for a fun filled family holiday by the sea, whatever the season. The bathrooms and kitchen need updating and there is clearly ample room in the garden to create a separate annexe or guest room should you need further accommodation. Finally, and subject to the relevant permissions, by simply removing the wall between the kitchen and reception/dining room it would immediately conform to the more contemporary open plan living that is currently preferred.

Or, if you really want to, you could just start again.....



ALL THE REASONS

Burnham Overy Staithe

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village on the North Norfolk Coast, Burnham Overy Staithe has a natural tidal harbour. It has

a good gastro pub - The Hero and there are good walks across the marshes and long sandy beaches. It's close to Burnham Market with all of its amenities.

Both Overy Town and Overy Staithe lie on the River Burn, and until the end of the Middle Ages trading ships were able to reach the village of Burnham Overy Town. Whenever a ship arrived a gong would be sounded at the top of Gong Lane in Burnham Overy Staithe, to alert the farm workers to unload the incoming goods.

Perhaps Burnham Overy's most famous resident was Richard Woodget. He first went



to sea in coasters plying the waters off the east coast of England. In 1885 he was appointed captain of the Cutty Sark. He made several record breaking journeys between the UK and Australia.

Burnham Thorpe, the birthplace of Nelson, is a mile to the southeast. King's Lynn is 20 miles away with mainline access to Cambridge and London and Norwich is 30 miles away with its international gateway via Schiphol.



Note from the Vendor



“I grew up sailing and it was the same for our children, there is no better place than out on the water off the Staithe.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Electric storage heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0390-2983-4270-2997-0445

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: ///inflating.backs.vast

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL