



THE STORY OF

5 Green Lane

Thornham, Norfolk

SOWERBYS



S

THE STORY OF

5 Green Lane

Thornham, Norfolk,
PE36 6NQ



Coastal Views

Ideal Family Home

Four Double Bedrooms

Two Reception Rooms

Peaceful Village Location

West-Facing Garden

Off Road Parking

Walking Distance to Village Amenities



SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“A spacious home with a charming
ambiance and beautiful views.”

Quietly positioned on the eastern side of this incredibly popular and well-serviced coastal village, this is a perfectly proportioned family home.

Step through the door of this 1930s house, and you could be forgiven for thinking you were inside a period property. On one side there is an incredibly generous, front to rear living room which, with its open red brick fireplace and oak beam over, has a sense of age that belies the external architecture. Follow the room round and

you are into the substantial kitchen/dining room with almost farmhouse proportions, especially with its walk-in pantry. This is a room that you know has often been filled with the busy chatter and laughter of a family around the dining table, the air thick with the wonderful aroma of home cooking.

Finally, there is a further reception room, which is currently used as a snug, but could it be a more formal dining room or, with the shower room beside it, a downstairs bedroom.





Upstairs there are four double bedrooms. The two at the front look out over open farmland and then the coast beyond. Come the summer, with the windows open, you can hear the soothing sound of the sea lapping against the sand, along with sea-birds calling out to each other across the marshes. The two bedrooms at the rear also enjoy countryside views, and all four share a family bathroom.

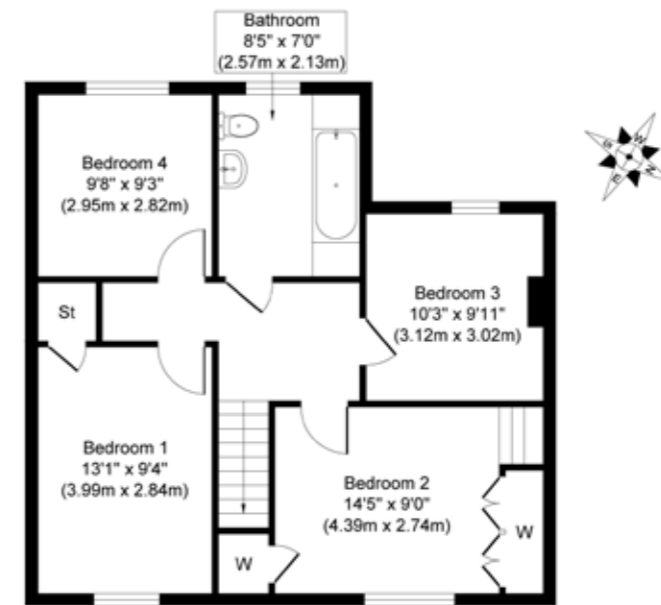
“There are wonderful views out over the garden and to the fields behind.”



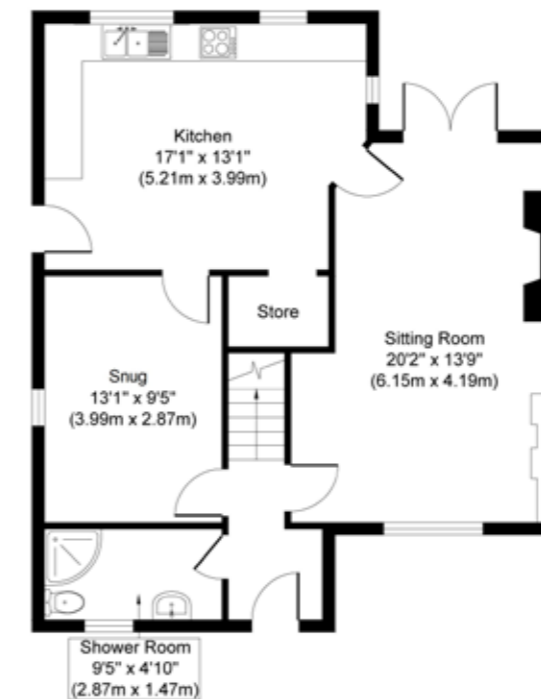
Outside and to the front there is a small lawn, as well as plenty of gravelled off road parking.

To the rear is a large, west-facing garden which is completely open to the south and, backing onto farmland, gives a true feeling of space. A patio area to the rear of the house is ideal for hosting summer barbecues with family and friends, whilst the remainder of the generous garden is laid to lawn.

Number five has been a cherished home for the current owners, they have loved its privacy within the village, whilst also enjoying its easy access to all that the village offers. From long dog walks down to the beach, to Christmas time with the great local community and dropping in to see friends, it has been a truly idyllic place to grow up. Now that the nest has emptied it is time for another family to start creating their own memories here.



First Floor
 Approximate Floor Area
 649 sq. ft
 (60.29 sq. m)



Ground Floor
 Approximate Floor Area
 726 sq. ft
 (67.44 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.

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. Open Sky Cycles can also be found here, offering bike hire, making this a great base to leave the car and explore on two wheels.

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 Inn or The Orange Tree – both 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 the Vendor



The Orange Tree

“The Orange Tree has a wonderful community spirit, we love to pop in and meet with our friends for a drink.

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 5137-4325-2200-0414-6202

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: ///baths.brochure.revealing

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