



THE STORY OF
Burnham Lodge
Burnham Market, Norfolk

SOWERBYS



S

THE STORY OF

Burnham Lodge

Church Walk, Burnham Market,
Norfolk, PE31 8DH

●

Elegant Detached Home

Five Double Bedrooms

Stunning Kitchen, Dining and Family Room

Double Sided Bi-Folding Doors

Three Bedroom Suites

Short Walk into Village Centre

Backs onto Parkland

Gated Parking and Cart Shed

Designed and Refurbished by Fleur Developments

Accommodation of Almost 3,700 Sq. Ft.

●

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“The house is comfortable, with such an elegant flow...”

Discreetly positioned back from Church Walk, Burnham Lodge is one of those houses which gives very little away to the casual observer.

Open the gate, cross over the gravelled drive and step inside and you will be immediately struck by just how vast this property really is. The entrance hall sets the tone for this beautiful home; at almost eight feet wide it is incredibly welcoming, and it naturally draws you through to the rear of the house, where you will find the room that completely belies the discreet curb side appearance. The kitchen, dining and family room

is nothing short of breath-taking; the kitchen area is practical, sociable and sleek, the island is perfect for an intimate catch up over a morning coffee or a kitchen supper, yet there is ample space for a family dining table for those bigger occasions. There is a soft seating area for family or guests to keep you company while you prep but, almost best of all, come the summer, open up the two sets of full width bi-folding doors out to the tiered patio, and this room becomes just the best free-flowing al fresco living and entertaining space.





To the front of the house is an equally generous reception room with a log burner for cosy winter nights, and french doors out to a south-facing patio. If all this was not enough, there are also two ground floor double bedroom suites, one with a delightful morning patio and perfect for grandparents wanting some time to themselves. There is also the now essential home office and, leading off the kitchen, both a pantry and a utility room.

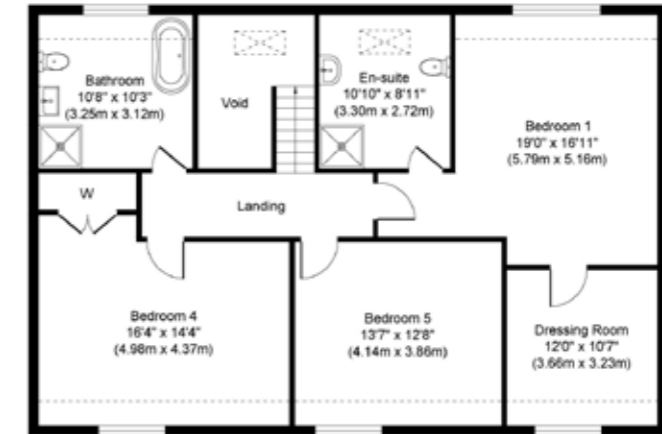
Upstairs, there are three further double bedrooms, including the principal suite with its large walk-in dressing room, as well as an equally well proportioned en-suite shower room, and the other two bedrooms share the family bathroom with both a bath and shower cubicle.







“So well built...we just added our style and it became home for us and the family.”



First Floor
Approximate Floor Area
1177 sq. ft
(109.34 sq. m)



Outbuildings
Approximate Floor Area
239 sq. ft
(22.20 sq. m)

Ground Floor
Approximate Floor Area
2251 sq. ft
(209.12 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 front there is plenty of off-street gated parking, as well as a cart shed with ample space for a large car or a boat. To the rear of the property, the garden is stunning, partially tiered with a large patio area immediately off the kitchen/family room, then steps that take you down to two lawned areas. A canopied pergola connects the two, and a pretty summer house at the back perfectly captures the sun throughout the day.

One of the things that makes this garden so special is that it backs onto the parkland of Burnham Westgate Hall so, even though you are at most a five minute walk from all the amenities of the village, when you stand surrounded by this established garden, you really could easily be in a remote rural location, such is its tranquillity.

Burnham Lodge was designed and created by one of Norfolk's most highly respected and award winning developers, Fleur Developments. They are most recognised for their beautiful and traditional new build properties but, every once in a while, they craft a one-off bespoke home, such as this. As you would expect, it has been finished throughout with the utmost care and attention to detail, blending timeless style with practical and modern day living arrangements, and the current owner has just loved everything about living here for almost a decade. It has been just the right size for two but has ample space for when family come to stay, and it has been fantastic for parties, whatever the season. They've loved the sound of owls occasionally breaking the silence of night as well as dog walking around the village and the sense of community that exists along Church Walk. However, it is now time for another family to enjoy this spacious, elegant and, above all, homely home.

ALL THE REASONS



Burnham Market

IN NORFOLK
IS THE PLACE TO CALL HOME



Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon

spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, the jewel in north Norfolk’s glittering crown.

Located close to the mouth of the River Burn, believed to be the source of its name, the village has long been associated with naval hero Admiral Horatio Nelson, who lived at nearby Burnham Thorpe.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals ‘go-to’ for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9’s bar, restaurant and courtyard provides a relaxed spot to wine and

dine on warm summer’s nights.

Fashion counts on the Champagne coast and for chic style head to Anna’s boutique or ‘next gen’ department store Percy Langley, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills. For a little culture, peruse Burnham Market’s art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pococks the Artmonger has an eclectic display. Or if you have little ones in tow, don’t miss a trip to Mable’s – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets.

It goes without saying that Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe and Burnham Thorpe, are home to some of the finest houses on the coast. Whether your dream is a Georgian classic, a traditional cottage or a sleek, contemporary house, this is an incredible place to discover your forever home.



Note from the Vendor



Brancaster Beach

“I love all the beaches along the coast, we have such wonderful walks.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 4600-3523-0222-3291-3573

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: ///frozen.nativity.pupils

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