



THE STORY OF

Cooper's Cottage

Burnham Market, Norfolk

SOWERBYS

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Cooper's Cottage

5 Stonegate Yard, Beacon Hill Road, Burnham Market, Norfolk
PE31 8EZ

Quiet Location

Open Plan Living

Log Burner

Off-Street Parking

Short Walk from Village Green

Two Bedroom Suites

Beautifully Presented Throughout

Private Courtyard Garden

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“Mornings sitting out on the front terrace,
evenings in the back garden. Lovely.”

Cooper's Cottage is a perfectly balanced home, located far enough away to avoid the hubbub of the village, but still close enough to walk in and enjoy the best of what Burnham Market has to offer.

On the ground floor the living space is completely open plan with the kitchen and breakfast bar at one end, with ample space for a seating area - as well as a dining table. Accessed via the useful porch, a cloakroom with space for washing machine and tumble

dryer completes the ground floor accommodation. With its solid oak floor, exposed beams and log burner set into a red brick fireplace, you could be forgiven for thinking this was a period property. However, look closer and you can see this is a more modern house which has cleverly captured the feel of a cottage.

Upstairs there are two double bedrooms suites which are of almost equal proportions but one has an en suite bathroom, the other has a shower.



“Built by someone with a fantastic reputation, this has been our perfect escape.”

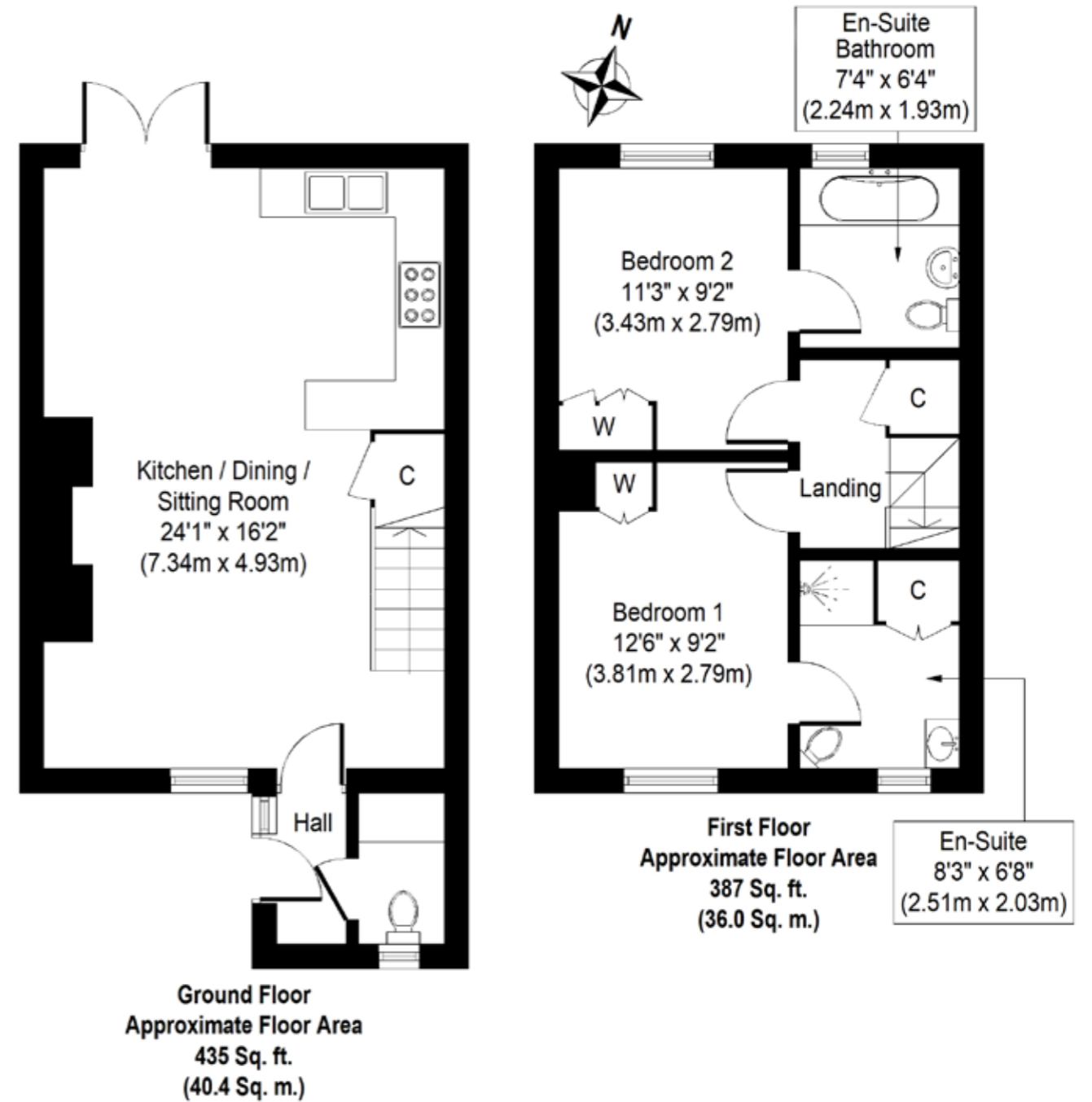




Outside and to the front there is off-street parking for two cars, an essential for this village in the summer time, and there is also a small patio. To the rear french doors give access out to the enclosed courtyard at the back with both outside spaces having plenty of space for a table and chairs.



Cooper's Cottage has been a much-enjoyed home-from-home as well as a very successful holiday let. Guests have thoroughly appreciated the tranquillity of this location, as well as its convenience to all the amenities. It is presented in excellent condition throughout and could easily continue as either for its next owners.



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

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 Staithes 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



“It's peaceful and quiet here. Burnham Market can become really busy in the summer, but you would never know it from the cottage.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

COUNCIL TAX

Band D. See Agent's Note.

ENERGY EFFICIENCY RATING

C. Ref:- 9011-3026-9205-7197-6200

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: ///plausible.aged.metals

AGENT'S NOTE

The cottage is run as a small business and as such does not pay council tax. Prior to this it was Band D.

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.

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