



THE STORY OF

Rose and Holly

Burnham Market, Norfolk

SOWERBYS



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THE STORY OF

Rose and Holly

Station Road, Burnham Market, Norfolk
PE31 8AH

Very Private Location

Short Walk to Village Green

Four Double Bedrooms

Kitchen Family Room

Two Reception Rooms

South-Facing Garden

Double Garage

Off-Street Parking

Traditional Brick and Flint Exterior

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“A very convenient location. You’re such a short stroll away from the village green.”

Tucked away in this incredibly peaceful corner of Burnham Market, Rose and Holly is an attractive brick and flint house with a perfect balance of living and entertaining space and accommodation.

Approached via a private drive, your first glimpse of the house is when you open the front gate and emerge onto the garden path. The house is arranged in an L-shape on the ground floor and when you step under the porch and through the door you are immediately greeted by a large and welcoming square hall, from which all the ground floor principal rooms lead.

On one side is a generous front-to-rear kitchen/family room, with a sociable breakfast bar in the centre. There’s ample space for a kitchen table and you have lovely views down the garden through the french doors.

On the other side of the house is an equally substantial sitting room with a log burner for cosy nights in - plus another pair of french doors which link across the patio to the kitchen. Finally, there is a separate dining room and conservatory beyond, ideal for large family gatherings.







From the delightful hall, head upstairs where there are four double bedrooms, two with en-suite shower rooms, with the other two sharing a family bathroom.

Outside, the garden to the front is completely south facing and laid to lawn, with a patio area immediately off the kitchen where the current owners love to sit and enjoy the sunshine. There is a further patio out from the conservatory, which is ideally placed for catching the late afternoon warmth and watching the sun set over the village. In addition to off-street parking there is also a double garage.



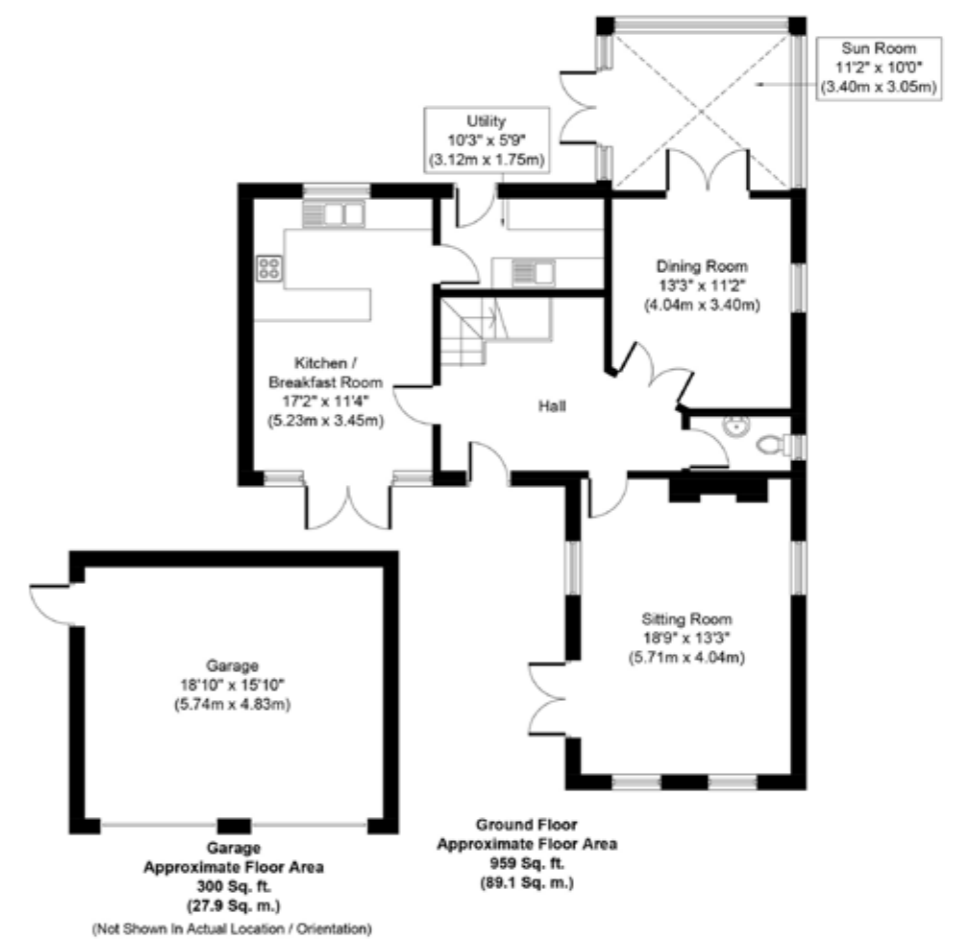
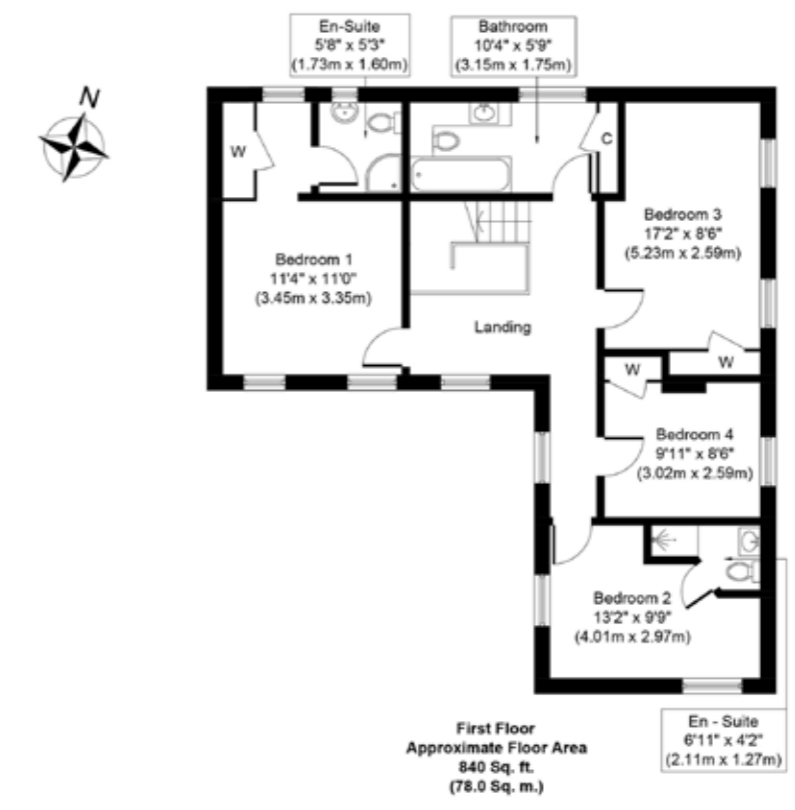
“Many people in the area love to sail at Burnham Overy Staithe.”

Rose and Holly was originally bought as a main home and the current owners have loved the convenience of the short walk into the village, the privacy and peacefulness of its almost hidden location, and how the natural light has always flooded through the house giving every room a light and airy feel. However, they have decided that it is now time for a new family to enjoy it for themselves.





“Warm, welcoming and happy home which we’ve lived in for 19 years.”



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

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



"It's peaceful, quiet and very sunny here."

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 0370-2598-8250-2697-2685

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: ///kick.blanking.belief

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SOWERBYS



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