



THE STORY OF

# Spinney's End

*Burnham Market, Norfolk*

SOWERBYS



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Burnham Market, Norfolk  
PE31 8DN

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Four Bedroom, Detached Brick and  
Flint House Beautifully Presented

Open-Plan Kitchen, Dining and Sitting Room

Separate Snug

Ground Floor Bedroom Suite

Oak Floorboards

Secure, South-Facing Garden

Double Garage and Gated Parking

Peaceful Village Location

Great Location only a Five Minute  
Walk to the Village

Views to the Rear of the New Vineyard  
from Sitting Room Bi-Folds

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Having just undergone a significant refurbishment and extension, Spinney's End is now not only beautifully presented, but also perfectly arranged for modern day living.

This once rather ordinary 1980's house is now anything but, and has been completely transformed by the current owners into a home which is now light, spacious, free flowing, and above all - contemporary.

An oak and cedar porch has been added to the front, enhancing its exterior aesthetic whilst providing a more spacious and welcoming entrance hall.

From here you are naturally drawn towards what is unquestionably the show stopping room of this property, the kitchen, dining and sitting room. This substantial space is arranged as a staggered 'L' with the beautiful and stylish kitchen breakfast area on one side. With its plentiful and sleek kitchen units and the sociable breakfast bar, it is ideal for a kitchen supper or catching up with a close friend over coffee.



This then opens up to the living space with ample room for a large family dining table, as well as an equally generous seating area. This part of the room feels especially large thanks to the two roof lantern windows above, as well as the bi-folding glass doors along its southern side with their impressive views. Open these up in the summer and let the cool breeze flow through. However, come the winter, light the central, free-standing log burner and it really is the perfect place to unwind and relax after a windswept day on the beach.

If all this was not enough, french doors take you through to what was the original sitting room, but now thanks to the increased proportions, can only be described as a cosy snug.

On the ground floor is what the current owners use as the principal bedroom suite. With a vaulted 'tower top' roof - this is a stunning room.

Upstairs there are a further three bedrooms, two of which share the family, bathroom, whilst the third enjoys a private en-suite shower room.



...you are naturally drawn towards what is unquestionably the show stopping room of this property...





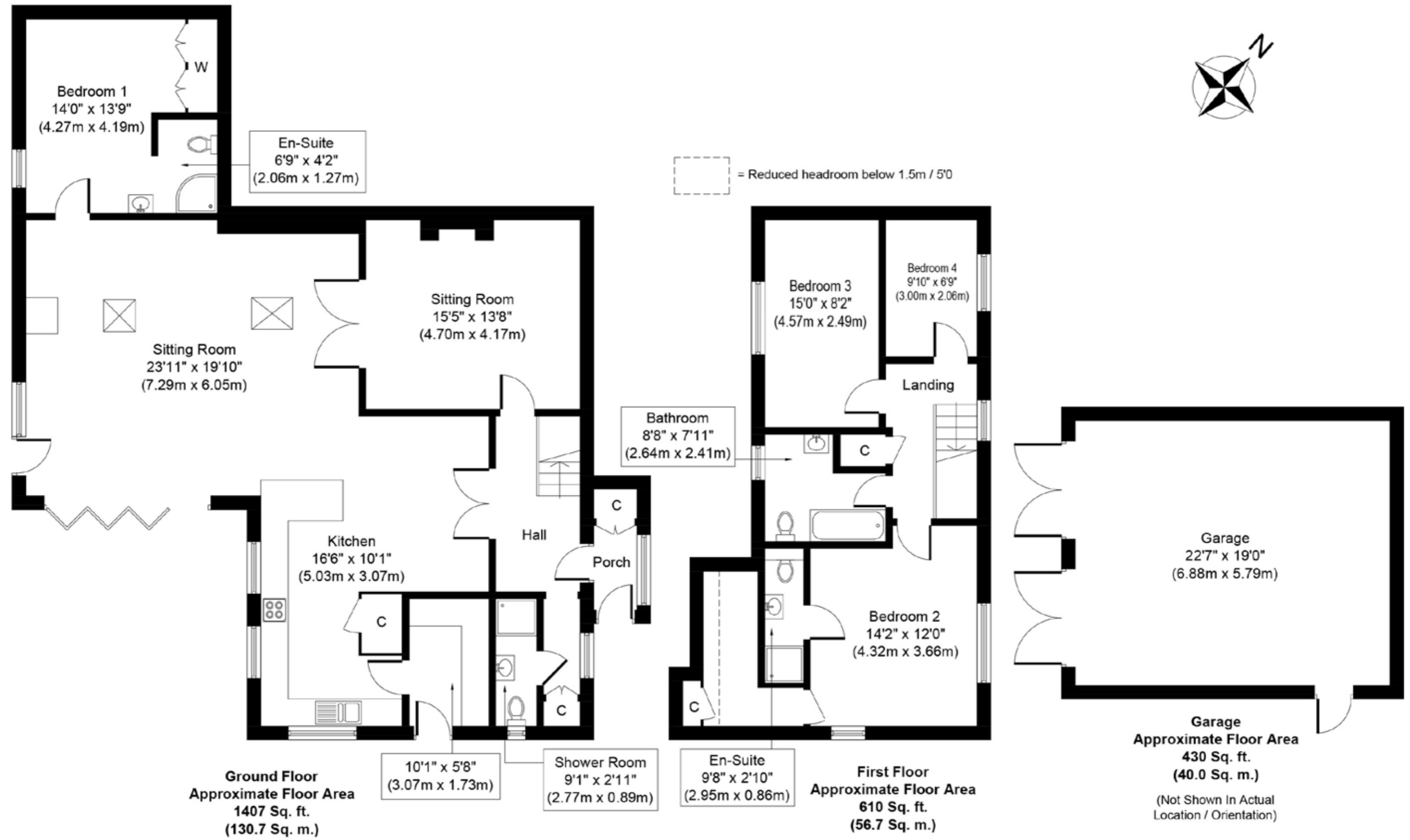
Relish in the sunlight in the well-maintained garden, which is almost entirely south-facing and offers raised vegetable beds for you to grow your own produce.

The garden path leads down to another recent addition, an oak framed double garage with enough space for an SUV, a boat, and a workshop area. There is also gated parking, which is in addition to the driveway adjacent to the house.

Spinney's End has very clearly been a much loved home for the current owners and they have loved the tranquillity of its location, yet with all the amazing facilities that the village has to offer just being a short walk away. They really have created the perfect space and it is now time for a new family to enjoy it.







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

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# Burnham Market

THE JEWEL IN THE  
NORTH NORFOLK CROWN

Treasured memories of family holidays, a day at the world-famous horse trials, or an afternoon browsing pretty boutiques—there are many ways to experience Burnham Market, the jewel of north Norfolk.

Located near the River Burn, the village is historically linked to Admiral Horatio Nelson, who lived nearby in Burnham Thorpe.

Refined elegance defines village life. Traditional homewares at Uttings, tasty treats at the Tuscan Farm Shop, Humble Pie Deli, or Gurneys Fish Shop—this place savors the finer things. Dining out is a joy with award-winning Socius offering British-inspired tapas, and NoTwenty9's bar and restaurant providing a relaxed spot for summer evenings.

Fashion thrives on the Champagne coast. For chic style, head to Anna's boutique, The Hat Shop for fancy headwear, Gun Hill Clothing Company for country attire, or Joules and Jack Wills for casual wear. For culture, explore Burnham Market's art galleries—the Fairfax Gallery and Pococks the Artmonger. For self-care, well-being boutique Aura 37 offers sustainable brands. If you have little ones, visit Mable's with its pink frontage for pot painting or traditional sweets.

Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe, and Burnham Thorpe, boast 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 a perfect place to discover your forever home.



## Note from the Vendor



“The location is great, quiet with a private garden but an easy 5 minute walk into the village. Wonderful views of the new vineyard from the bi-folds! ”



### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil central heating with underfloor heating in the kitchen/dining/living room and downstairs bedroom suite.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

E. Ref:- 9788-2017-7235-4746-7990

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: ///servants.inhaled.trappings

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