



THE STORY OF

# The Buffers

*Burnham Market, Norfolk*

**SOWERBYS**

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# The Buffers

2 Old Railway Yard, Burnham Market  
PE31 8UP

Detached House

Four Double Bedrooms

Abundant Living Space

Ground Floor Bedroom Suite

West-Facing Garden

Contemporary Kitchen

Discrete Location

Short Walk to Village Amenities

Beautifully Presented

Secure Parking

SOWERBYS BURNHAM MARKET OFFICE  
01328 730340  
burnham@sowerbys.com



“A home well-located to enjoy the best of this village, but discretely located to have a sense of privacy and seclusion.”

Situated in what was once the village rail yard, and as such is aptly named, The Buffers is a beautifully presented family house which has been more recently updated and adapted for a more modern and contemporary living arrangement.

The house is double fronted with a central entrance hall which gives access to all the principal reception rooms and there really is an absolute abundance of living and entertaining space.

To one side is the reception room with its central log-burner making it an ideal room to cosy up in on a cold winter's night - but come the summer, open the french doors to the west-facing garden and let the warmth flood in.

On the other side of the hall is the stylish and contemporary kitchen/breakfast room with a sociable breakfast bar, as well as a comfortable dining space which maximises the morning sunshine.



The rear of the house is an exceptionally large entertaining space, currently arranged as the dining room - but this really is a multifunctional room, especially with its south-facing french doors which seamlessly link it with the reception room. One can very easily imagine the buzz of a midsummer party with guests mingling and flitting between the free-flowing internal and external space.

At the far end of the ground floor, what was once an integral garage has been converted and is now a ground floor bedroom suite which currently doubles up as a TV snug.

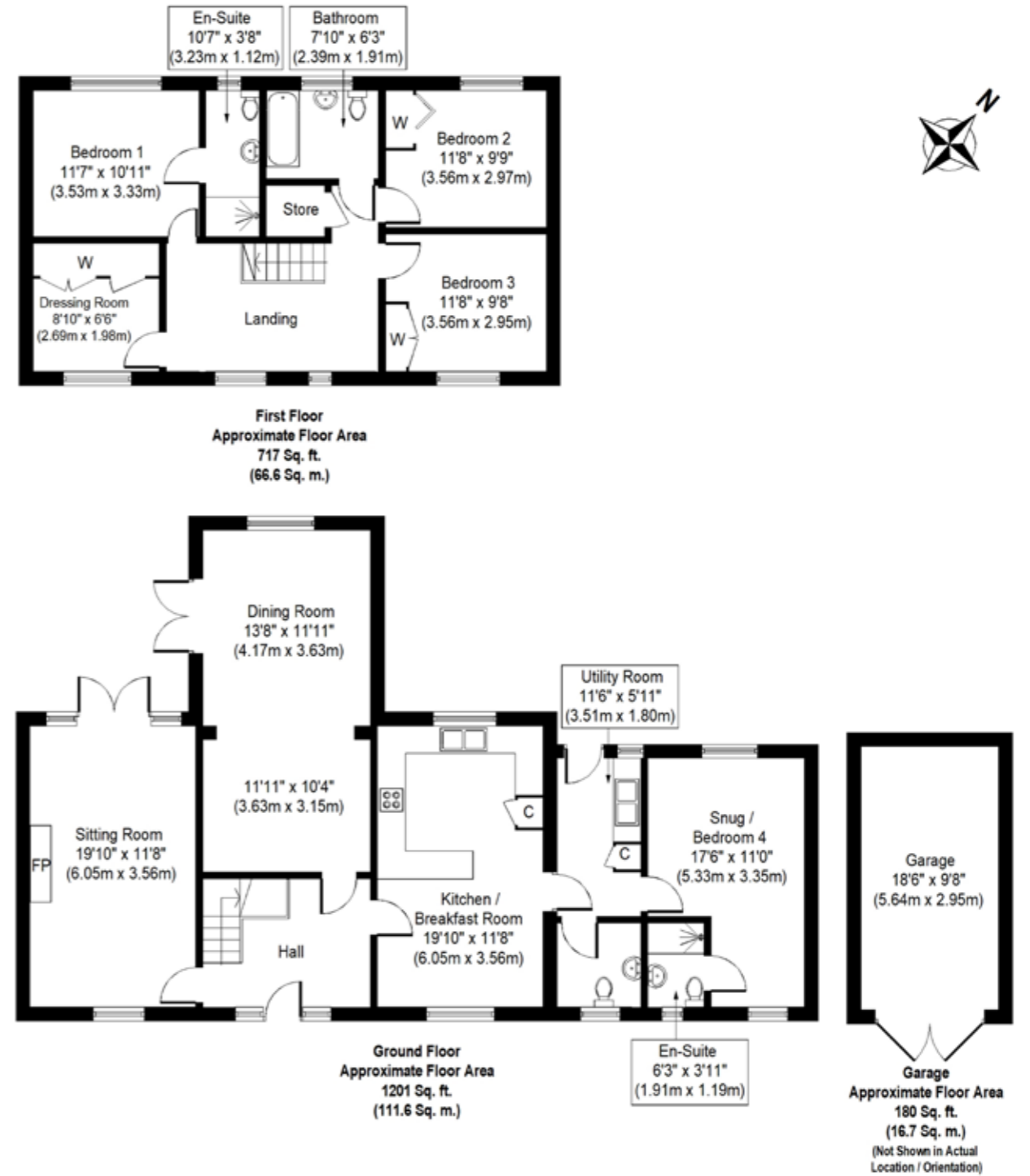
Upstairs there are a further three double bedrooms, one with an en-suite shower room, whilst the other two share the family bathroom. There is also a separate dressing room which could easily revert to bedroom five - should you wish.



Outside, and to the front, there is plenty of gated, gravelled driveway parking, as well as a single-brick garage.

To the rear the garden is west-facing but open to the south and enjoys both full sunlight throughout the day as well as complete privacy afforded by its mature hedged borders, it is predominantly laid to lawn, but with a patio immediately off the living rooms, and there is a delightful summer house tucked away in its corner.

It is evident throughout that The Buffers has been a much-loved and enjoyed home. It is positioned within a very easy walk to all the amazing amenities which north Norfolk's most celebrated village has to offer, yet it is hidden away in such a discrete location that the holiday hubbub can never spoil its tranquillity.



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 Sowerbys



“There's so much to enjoy, right on your doorstep.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0237-7626-6200-0755-7296

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: ///acclaimed.founders.professes

## AGENTS NOTE

This property is subject to a restrictive covenant that prevents it being let as a holiday home. It can however be let as a shorthold tenancy agreement.

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



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