



THE STORY OF

# Wren Cottage

*Thornham, Norfolk*

SOWERBYS



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THE STORY OF

# Wren Cottage

High Street, Thornham,  
PE36 6LY

Detached House

Four Bedrooms

Ground Floor Bedroom Suite

Well-Balanced Living Space

Gated Off Road Parking

Easy to Maintain Garden

Central Village Location

**SOWERBYS BURNHAM MARKET OFFICE**

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“A home from home.”

With a wonderful balance of living and entertaining space, as well as an easy to maintain and private garden, Wren Cottage really is the ideal home from home.

On the ground floor the living space is divided between two rooms, on the eastern side of the house is the kitchen/ breakfast room where you can enjoy casual family meals, whilst on the western side is the large reception room. This later room is absolutely perfect for all the family to gather, and with its west facing skylights and two sets of sliding doors out to the garden, it has a

delightfully light and expansive feeling of space.

Also on the ground floor, and more recently added by the current owners, is an accommodation wing comprising a ground floor double bedroom suite, ideal for grandparents who may not wish to use the stairs and prefer to be tucked away from the hustle and bustle of the smaller family members!

Upstairs there are a further three bedrooms, two doubles plus a bunk room, and these all share an upstairs shower room.









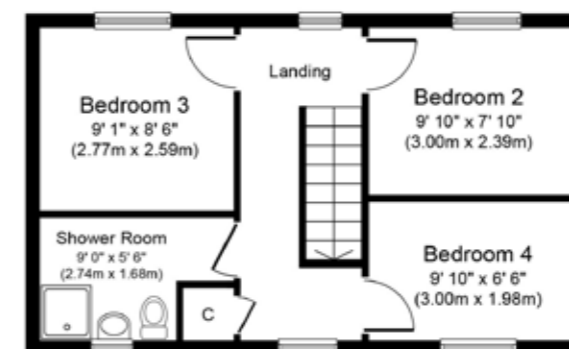
Outside, and to the front, there is gated parking for up to three cars, as well as a pretty south-facing front garden ideal for sitting out and enjoying your morning coffee in the sunshine. The perfectly proportioned rear garden is easy to maintain and exceptionally private.

This cottage has been a very much-loved family home from home for almost 20 years and they have loved how convenient it is for not only all of the village facilities and amenities, but also how perfectly the layout has worked for them as a family growing up and also now with their own little ones.

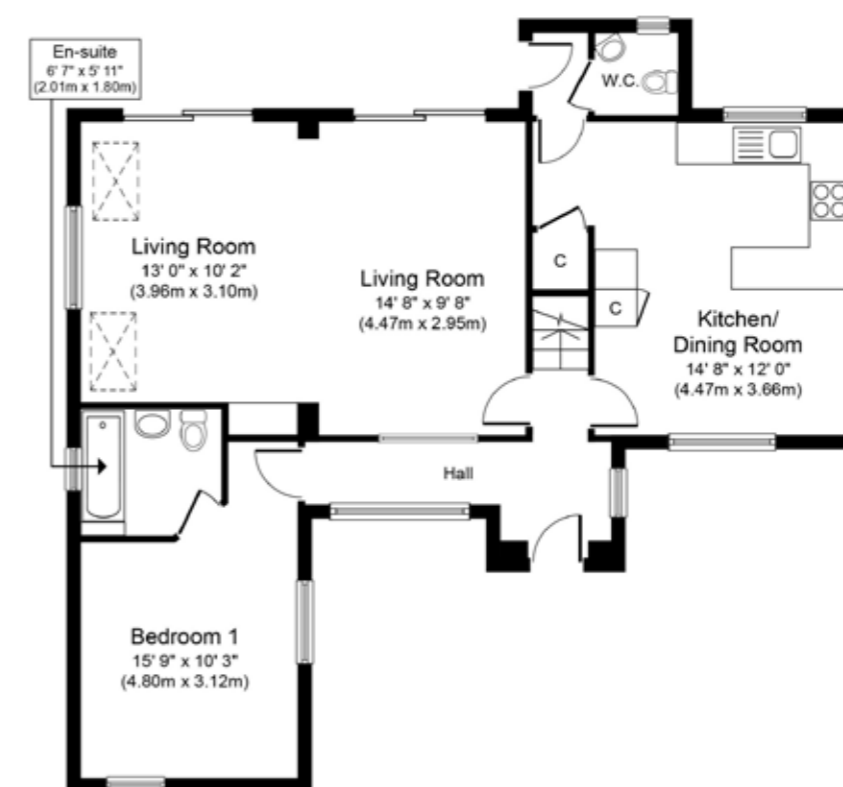
Wren Cottage really is the perfect holiday home in an idyllic coastal location.







**First Floor**  
**Approximate Floor Area**  
**370 sq. ft.**  
**(34.4 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**781 sq. ft.**  
**(72.6 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.

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ALL THE REASONS

# Thornham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Thornham may just be the quintessential Norfolk coastal bolthole. With plenty of brick and flint

cottages and larger period homes just a short walk from the water's edge and nature reserve, dig a little deeper and you'll also discover it is a fantastic foodie hotspot with a clutch of award winning pubs and eateries, along with a boutique retail park. Once a largely forgotten village on the run between Hunstanton and Burnham Market, over the past decade Thornham has evolved into a chic stop.

Historically a centre of trade and seafaring, the village was used by the Romans and saw fierce conflict between smugglers over the centuries until the harbour silted up in the early 20th century. Many of the traditional fishermen's cottages have been gentrified with a soft palette and contemporary coastal style and life now moves at a calmer pace.

Start the day with a slow brunch at Thornham Deli before picking up some nibbles at the food counter or browsing its quirky lifestyle store. Then, continue your retail therapy a little further along the coast road at Drove Orchards, which seems to have something fresh each season. Or take it easy and fill your basket at the Farm Shop – with a small meat counter, deli, bakery and pantry selection, plus a satellite of Gurneys Fish Shop next door, dinner's sorted. Open Sky Cycles can also be found here, offering bike hire, making this a great base to leave the car and explore on two wheels.

Drove Orchards is also home to the original, award winning Eric's Fish & Chips and Eric's Pizza, located in a neighbouring Yurt, where traditional dishes have been given a contemporary spin. But if you are looking for good pub grub, head to The Lifeboat Inn or The Orange Tree – both located within this small but prominent village. Whilst some stumble upon Thornham by accident while touring the coastline, there are many who have decided to make it a place to call home.



Note from Sowerbys



Thornham

“Wren Cottage really is the perfect holiday home in an idyllic coastal location.”

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### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

### COUNCIL TAX

This property is registered as a small business, and as such is not subject to Council Tax. However, prior to change of status it had a C Banding.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///reclined.shears.starting

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# SOWERBYS



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