



THE STORY OF

York House

Thonrham, Norfolk

SOWERBYS

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York House

High Street, Thornham,
PE36 6LY

Period Property

Five Double Bedrooms

31ft Kitchen/Family Room

Inglenook Fireplace

South-Facing Garden

Off Road Parking

Garden Office

Summer House

Central Village Location

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“It has been a very happy family home and has suited us perfectly.”

York House is a substantial period property with every attribute which makes for an ideal family home, plenty of flexible living space, ample parking and generous garden space for both two and four legged ones to run off steam in!

Having once been the village butchers' shop, from the outside the house has every appearance of a C18th farmhouse and this carries through into the layout inside.

On the ground floor, and to one side of the entrance hall, is the kitchen, dining and family room. Extended by the current owners, this room is 31ft in length and features a very practical and contemporary kitchen area with an electric aga and a sociable breakfast bar, which links the business end of the room with the dining and seating end. It is then further complemented by the french doors which lead directly out to the south-facing terrace.



On the other side of the entrance hall is the sitting room which, with its exposed brickwork, inglenook fireplace and beamed ceiling, really helps to illustrate the age of the house, but also exudes a sense of cosiness and the current owners love curling up in front of the log burner on a cold winter's night. The other feature of this room is what is known as 'the book nook' a little space tucked away under the stairs which is perfect for nestling into with a good book.

“Three words to describe our home would be ‘charming, comfortable and welcoming.’”

There are three rooms that lead off the sitting room, one is used as a home office, one as the ground floor bedroom five and one as the boot room, which with the utility room adjacent to it is ideally located for sluicing down after coming in from a wet beach walk or morning run.



Upstairs there are four further double bedrooms, the principal bedroom suite with its vaulted and beamed ceiling makes for an obvious first choice, but the other three bedrooms are equally well-proportioned so no sibling pecking order is required!

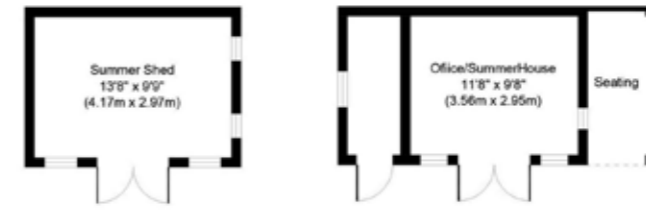
Outside, and to the front, there is an abundance of off road parking space, whilst to the rear the garden is beautifully arranged. Immediately off the back of the house is a delightful terrace, which is ideal for enjoying a bit of early morning holiday peace, quietly enjoying your coffee before the rest of the house awakens.

Steps lead up to the main garden area which is 'L' shaped, south-facing yet open to both the east and the west, and featuring not only a very stylish home office, but also a more delicate summerhouse.

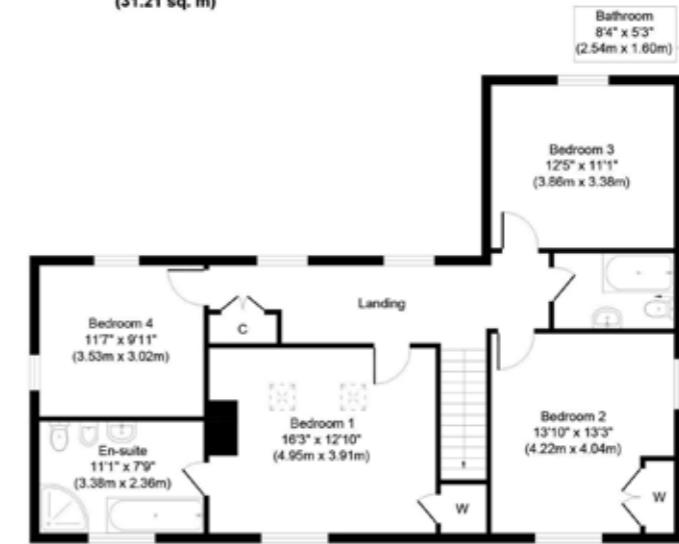
Finally there is a second patio area to the rear of the garden which has been specifically located to provide for the perfect place to reflect on the day with a cool drink while watching the sun set in the west.



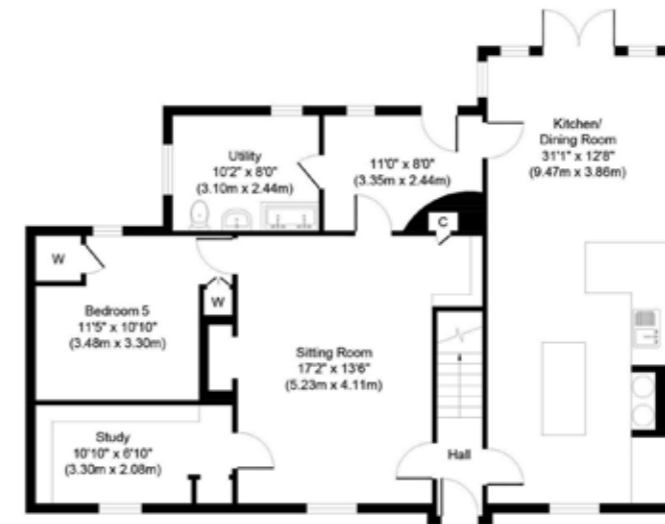
York House has been a full time family home for the last twelve years, when the owners renovated the property. The family have loved not just the house and gardens, but also the vibrancy of this incredibly well-served village and its unspoilt beach, all within easy walking distance. However, as the nest has emptied it is now time for a new family to start making their own memories in this delightful property.



Outbuildings
Approximate Floor Area
336 sq. ft
(31.21 sq. m)



First Floor
Approximate Floor Area
976 sq. ft
(90.67 sq. m)



Ground Floor
Approximate Floor Area
1161 sq. ft
(107.86 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 the Vendor



“Over the 12 years we’ve lived here, we’ve extended both the house and the garden.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0371-2846-6086-2020-2431

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: ///tolerable.quite.feel

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SOWERBYS



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