



THE STORY OF

# Arthur's

*Burnham Market, Norfolk*

SOWERBYS



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THE STORY OF

# Arthur's

21 Ulph Place, Burnham Market,  
Norfolk, PE31 8HQ

Five Bedrooms

Beautifully Presented

Quiet Village Location

West Facing Garden

Private Road

Successful Holiday Rental

Summer Room

Summer House

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com







“...the pergola provides shade on warmer days and the summer house provides shelter...”

Set within the discreet and peaceful Oasis collectively known as Ulph Place, Number 21 is located on the western side and, as such, enjoys the best of summer and winter sunlight. In fact the natural light throughout the entire house is wonderful, whatever the season.

Originally built as a more modest home, the current owner has added a very elegant and welcoming entrance hall to the front, through which one might welcome guests more formally. However, this is a Norfolk house and, as such, it is far more naturally entered via the side door adjacent to the car parking.

Once inside, the kitchen gives way to an enormous, 31 ft. full width family room with sociable breakfast bar as well as ample space for a seating area down by the fireplace at the far end. For larger gatherings, and given how many people this house can accommodate, there is a summer room adjoining this which provides plenty of room for a large dining table for all the family to sit around and enjoy meal times together. There is also a very useful utility room and pantry, as well as a snug in which to escape with a good book or a film.









On the first floor there are three generous double bedrooms; the principal bedroom suite has its own bathroom, whilst the others share a large family shower room. As well as the entrance hall, the current owners have more recently added a second floor to Arthur's and this allows for another double bedroom, a walk through cot room or single bedroom and a further bathroom, in all accommodating at least nine adults.

“The house is like a Tardis - there's so much space.”







Three sets of french doors give access off the sun room and into the garden, which is west facing but completely open to the south, and is completely enclosed.

There is a small patio area immediately off the back of the house, an easily maintained central area laid with AstroTurf, and then a step up to the larger rear patio area at the back. This part of the garden is perfectly arranged for making the most of the summer, the pergola provides shade on those warmer days and the summer house provides shelter for the odd occasion it rains, it also provides the perfect space from which to escape the grandchildren for an afternoon doze, or to work from home, or even overflow accommodation.

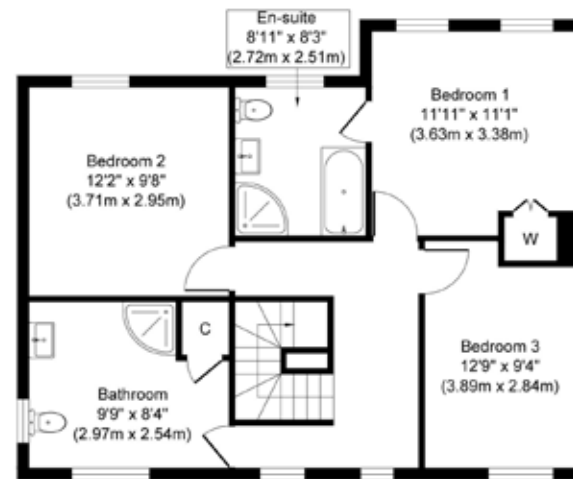
Arthur's has been both a highly successful and popular holiday let but is currently used as a main home. The owner and guests alike have loved the peacefulness of the location, away from the hubbub of such a popular village, yet being located just a short walk from all of its wonderful amenities.



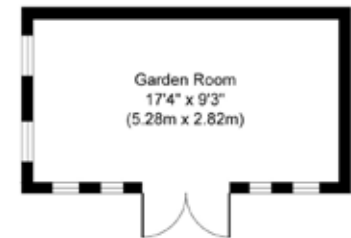




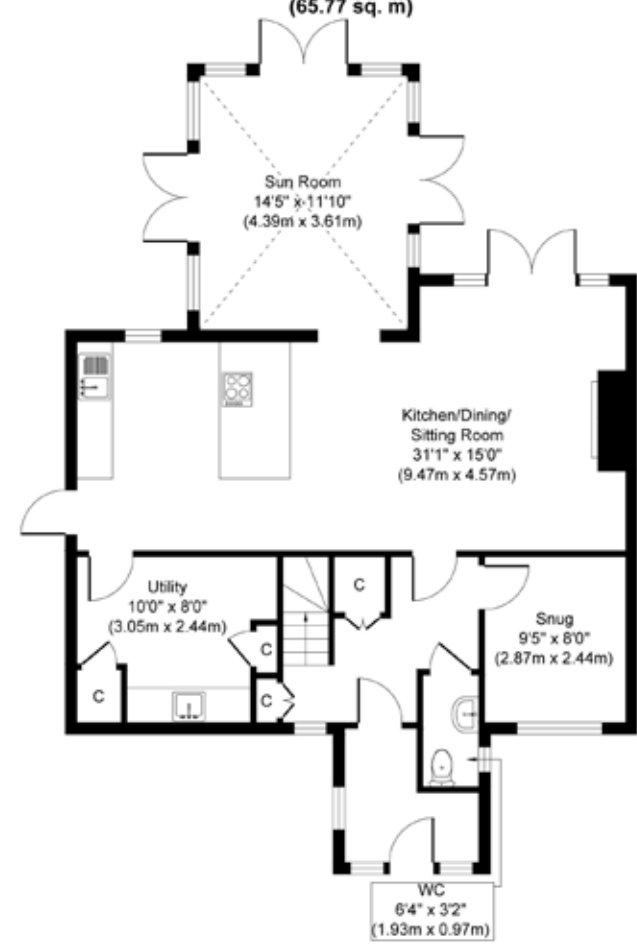
“It’s such a peaceful spot - yet so convenient for the village, and especially Burnham Stores.”



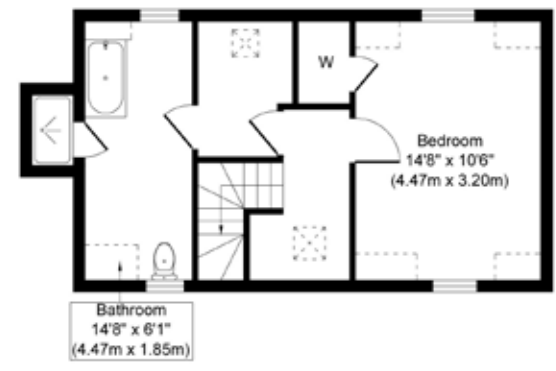
**First Floor**  
Approximate Floor Area  
708 sq. ft  
(65.77 sq. m)



**Outbuilding**  
Approximate Floor Area  
160 sq. ft  
(14.86 sq. m)



**Ground Floor**  
Approximate Floor Area  
948 sq. ft  
(88.07 sq. m)



**Second Floor**  
Approximate Floor Area  
391 sq. ft  
(36.32 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

# 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 Sowerbys



Burnham Overy Staithe

“Burnham Overy Staithe is wonderful to explore - and is just a few minutes away.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0360-2907-5260-2727-6701

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: ///improvise.reap.depend

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# SOWERBYS



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