



THE STORY OF

# Abbey Cottage

*Burnham Market, Norfolk*

SOWERBYS



S

THE STORY OF

# Abbey Cottage

Whiteway Close, Burnham Market,  
Norfolk, PE31 8DJ

●

Detached House

Three Double Bedrooms

Private Drive

Western Edge of Village

South-Facing Private Garden

Brick and Flint

Double Garage

Potential to Enlarge (stpp)

●

**SOWERBYS BURNHAM MARKET OFFICE**

01328 730340

[burnham@sowerbys.com](mailto:burnham@sowerbys.com)





“The home has a sense of grandeur, as if you are driving into your own gated complex...”

Approached via a private road, Abbey Cottage is an extremely well proportioned three double bedroom house, with generous living space to match.

Designed and built by one of north Norfolk's most highly respected builders, Abbey Cottage gets its name from its subtle ecclesiastical overtones. There is a front door but you will most likely enter the house from the parking and garages via the covered walkway, straight into the utility room. This leads through to the kitchen/breakfast room with space for a central table, and beyond are the principal entertaining rooms. There is

a dining room and a home office/snug (which could double as a ground floor occasional bedroom) and then, on the southern side of the house, is the living room. This room is triple aspect with french doors opening up to the sun room which faces directly south, and all this ensures that this is a room which gets natural light all day long.

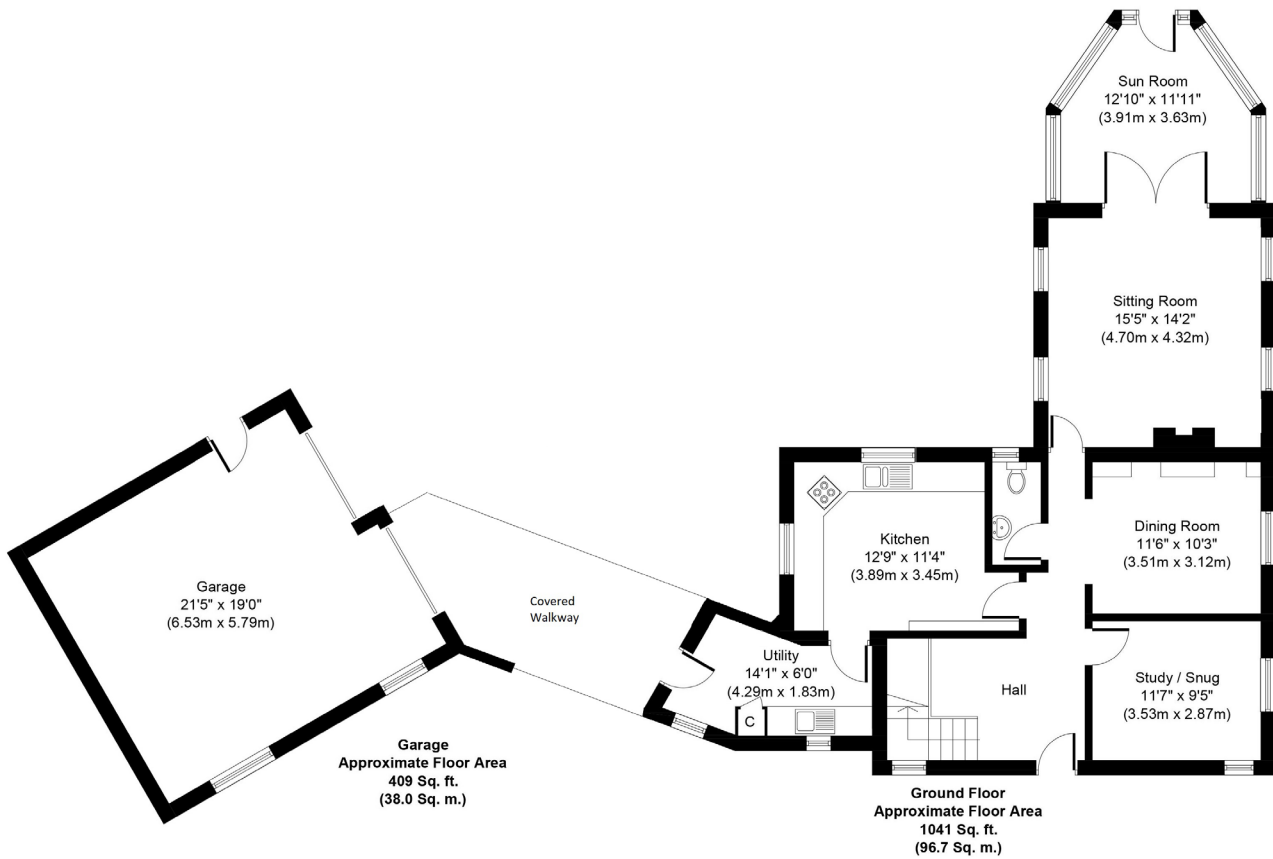
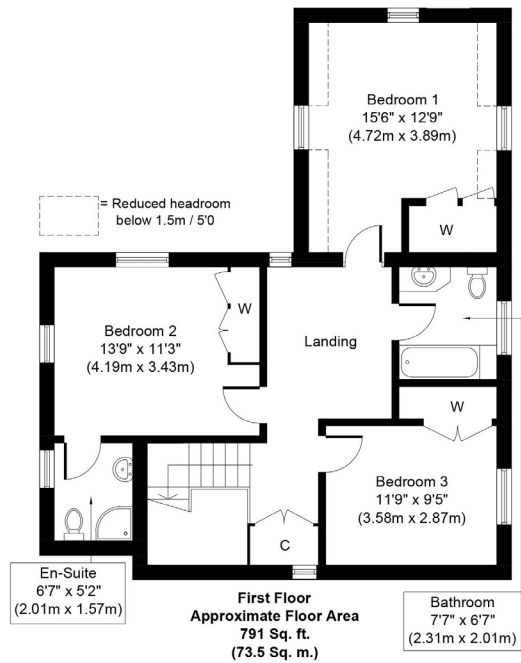
From the large entrance hall an elegant staircase leads you up to the first floor where there are three generous double bedrooms, the principal having an ensuite shower while the other two share a family bathroom. There is also a guest WC on the ground floor.





SOWERBYS — a new home is just the beginning





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.







Outside, the garden is well-established, laid to lawn, south-facing and very private. There is a double garage which is attached to the main house via a covered walkway that you drive under, and this gives the house an overall sense of grandeur, as if you are driving into your own gated complex. There is also plenty of off street parking in addition to the garages.



Abbey Cottage has been in the same ownership since it was built back in 1994. Its gothic style lancet window frames are matched inside with the carved doors in the kitchen mirroring those arched designs. The cottage was a main home throughout and, whilst it has clearly been well cared for, the house does now require cosmetic updating throughout. As such there is plenty of potential for adjusting the living space and opening up the dining room or perhaps (subject to the usual consents) converting the double garage into additional accommodation or a home office.



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, 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. For a spot of self-care, wellbeing boutique Aura 37 stocks a range of sustainable brands. 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.





Brancaster

“Right on the doorstep there are miles of coastline to explore...”

SOWERBYS



### SERVICES CONNECTED

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

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

D. Ref:- 2437-4027-3200-0976-5292

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: ///stars.deal.escapades

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL