



THE STORY OF

# 6 Old Railway Yard

*Burnham Market, Norfolk*

**SOWERBYS**



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# 6 Old Railway Yard

Burnham Market, Norfolk,  
PE31 8UP

Quiet Village Location

Over 3,000 Sq. Ft.

Five Double Bedrooms

Open-Plan Living Space

Electric Gated Parking

Mediterranean Style Garden

Contemporary Finish

Luxurious Principal Bedroom Suite

Short Walk from Village Centre

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“We’ve transformed the original bungalow into a comforting, light and peaceful home.”

Situated just to the south of the village playing fields, away from the hubbub, 6 Old Railway Yard is a beautifully presented home which enjoys both an abundance of living and entertaining space as well as equally generous accommodation.

Approached via a private road, on what was once part of a railway siding, Number Six was originally a rather dated and

shabby bungalow. However, the current owners could see its potential and so set about creating the wonderfully contemporary home that we see today.

The property is neatly divided into two distinct areas and this becomes immediately apparent when entering the double height entrance hallway, which cleverly divides the living space from the resting space.



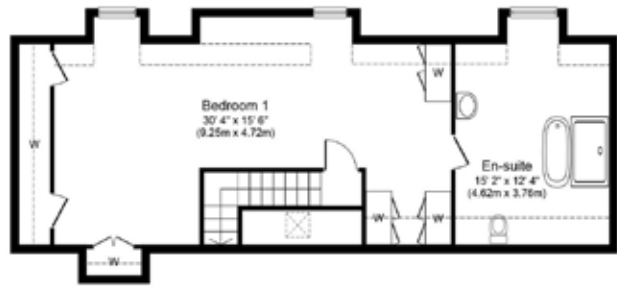


Upon entering you are naturally drawn ahead towards the living, seating, cosying, eating and cooking, open-plan delight that this quite simply amazing room encapsulates. To one corner, the log-burner provides comforting warmth, the lantern roof illuminates the dining space, and then the lustrous, stylish and contemporary kitchen, with breakfast bar, perfectly completes this enormous yet defined room. There are two sets of fully retracting bi-fold doors that allow free-flowing access out to the garden and ensure that this room is both light and airy on those balmy summer days and nights. Finally, and for those just needing their own space or perhaps a duvet day in front of a box set, there is also a TV snug room tucked away off the hall.

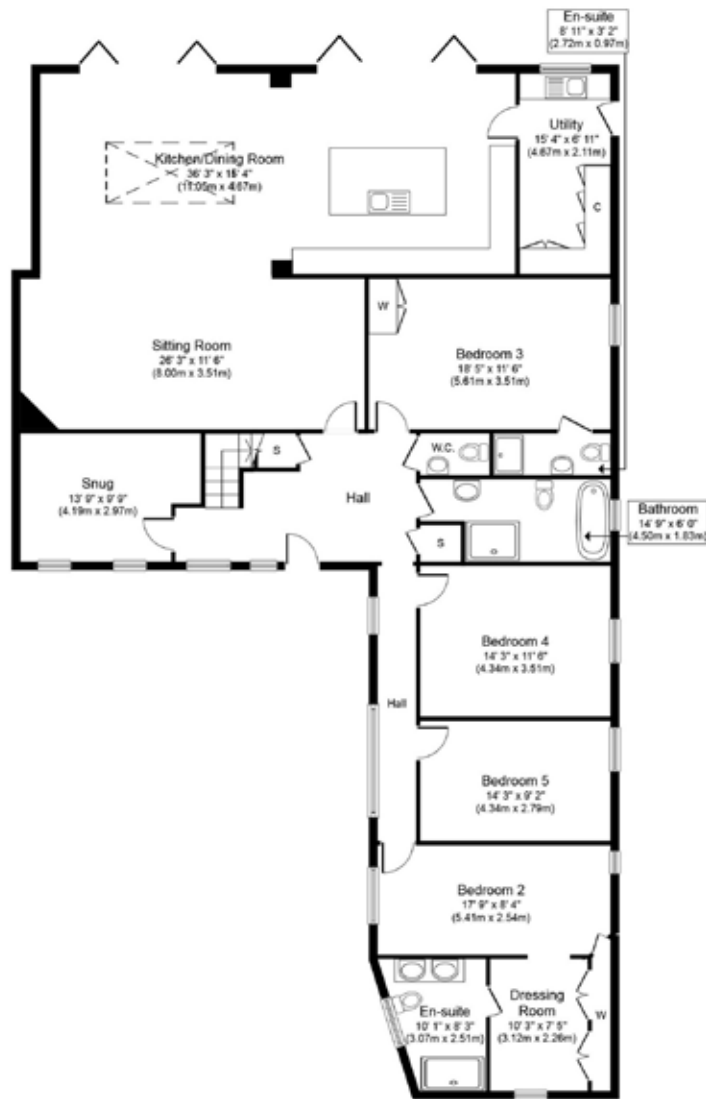
The other half of this storey is the extensive bedroom accommodation; on the ground floor there are four large double bedrooms, two which share a family bathroom, a guest suite and, what in most houses would be considered the principal, a suite which has both an en-suite shower room with twin hand basins, and a walk-in dressing room. However, the principal suite in this house is accessed via the grand staircase in the entrance hall and is the only room on the first floor. To describe it as generous is to almost an injustice! The main bedroom, with its dressing area, is over 30ft in length, and enjoys wonderful village views towards the green expanse of the playing field. The en-suite bathroom is just as lavish with its contemporary and sleek stand alone bath and large rain shower behind. This upstairs accommodation is, without doubt, sumptuous!







**First Floor**  
Approximate Floor Area  
738 sq. ft.  
(68.6 sq. m.)



**Ground Floor**  
Approximate Floor Area  
2,351 sq. ft.  
(218.4 sq. m.)



Outside, and to the front there is an abundance of off-street parking which is secured behind the electric sliding steel gate. To the rear, the outside space is paved immediately off the open-plan living room with a raised limewashed border that gives it an almost Mediterranean feel. To the side there is a further garden area which is fitted with Astroturf so obviously this is a garden that requires very little maintenance.



Although the original concept was to create the perfect 'lock up and leave' holiday home-from-home, this property has been used for the last year as a main home, thus proving it is ideal for both. It is positioned on the quieter side of what can become a very busy village, yet is just a few minutes' walk from all the wonderful attractions that make Burnham Market so popular all year round.



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, 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.

Note from the Vendor



Light floods in through the large roof lantern.

“We love the downstairs living space, particularly in the summer.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 0390-2989-5110-2802-0975

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.

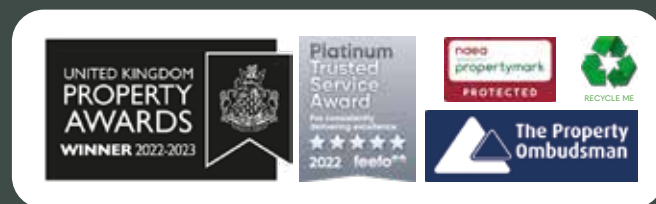
## LOCATION

What3words: ///town.recount.questions

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# SOWERBYS



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