



THE STORY OF

# Sunset View

*Thornham, Norfolk*

SOWERBYS





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# Sunset View

2 Elder Cottages, Church Street,  
Thornham, PE36 6NJ



No Onward Chain

Two Bedroom Cottage with Gorgeous Sunset Views  
Recently Renovated with Driveway Parking for two Vehicles

Walking Distance to Pubs and Beach



Sunset View is a fittingly named cottage, boasting gorgeous sunsets and an excellent location in one of the village's most popular areas. It is just a short stroll away from the beautiful beaches, famous walking routes, and lively pubs.

This two-bedroom cottage has undergone recent renovations, making it ready for immediate use. The current owners have successfully utilised the property as a holiday let, and its popularity is easily understood.

Upon entering through the barn-style

doors, you'll find a cosy yet spacious downstairs area. It offers enough room for a table and chairs, making it ideal for meals, while also providing a welcoming space to snuggle up in the evenings in front of the wood-burning stove. The well-equipped kitchen is of a country style, perfectly in tune with the surroundings.

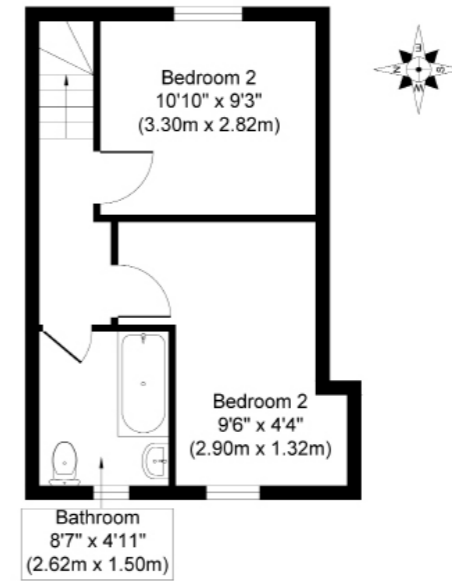
Ascending upstairs, there are two bedrooms - one double and one twin and a family bathroom, ensuring comfortable accommodation for guests or residents.

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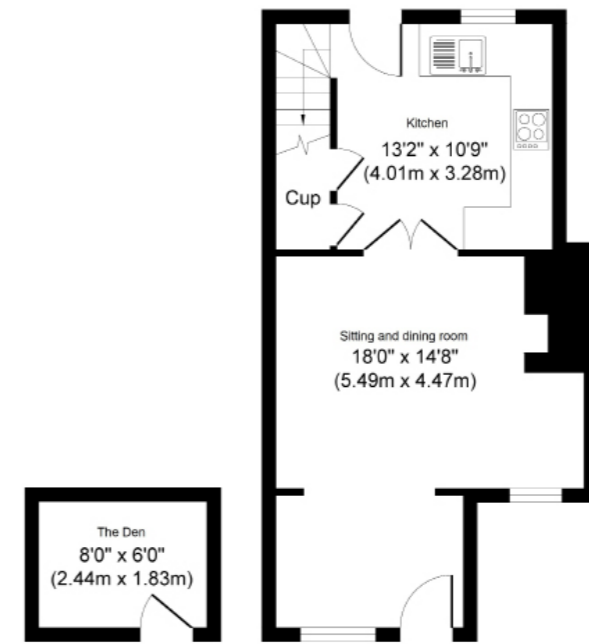


To the rear of the cottage, a small courtyard and outbuilding can be found. An outside sink proves to be a practical addition, perfect for washing muddy paws after long walks. The outbuilding itself presents various possibilities such as additional bike storage, office space, or hobby room. Electric and plumbing are already in place, in the past the current owners used this as additional accomodation.

However, the real gem of this property lies at the front. Alongside two parking spaces, there is a fantastic outdoor area where you can enjoy summer evenings with friends and family whilst witnessing some of the finest sunsets Norfolk has to offer.



**First Floor**  
**Approximate Floor Area**  
**298 sq. ft**  
**(27.68 sq. m)**



**outbuilding**  
**Approximate Floor Area**  
**48 sq. ft**  
**(4.45 sq. m)**

**Ground Floor**  
**Approximate Floor Area**  
**367 sq. ft**  
**(34.09 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.



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



“The property has character, is low maintenance and has the most beautiful sunsets”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Electric underfloor heating downstairs and electric upstairs.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

E. Ref:- 0610-2825-7793-9895-2065

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: ///emailed.scribble.hoops

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# SOWERBYS



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