



THE STORY OF

Pooh Corner

Burnham Market, Norfolk

SOWERBYS

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Pooh Corner

13 Sussex Farm Lane, Burnham Market,
Norfolk, PE31 8JY

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Award Winning Property

Three Double Bedrooms

Cosy Winter Sitting Room

Vaulted Glass Walled Dining Room

Mirrored Kitchen/Breakfast Room

Parkland Views to the South

Landscaped Terraced Garden

Off-Street Parking

Private Estate Hamlet Location

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“We’ve completely restored the cottage, and - with the barns on the farm - it’s part of a lovely hamlet.”

Set on the southern edge of this private hamlet just outside Burnham Market, Pooh Corner is a stunning three bedroom cottage which has been finished to an immaculate standard throughout.

Having been a rather neglected and almost uninhabitable Victorian cottage when the current owners found it, they had the vision and imagination to see the swan that lay hidden within this ugly duckling! Taking it right back to its bare walls, they began transforming it into the stunning property that it is today.

Pooh Corner is now a double fronted

cottage, with its pair of vaulted double-height glass walls perfectly framing the covered porch and front door.

Enter into the welcoming hall, with its lantern ceiling over, and you are immediately drawn to the left and the kitchen/breakfast room. This is not only a practical culinary workspace but, with its butler sink and contemporary shaker units, its style has been carefully balanced to perfectly match the new with the time worn original flint and limed brickwork that was once part of the exterior wall.





“It’s a stress-free home...there’s peace, and total freedom here.”



A gentle understairs corridor leads you through into the incredible snug sitting room which, with its central log burner, is a room which encapsulates the very essence of a cottage feel. This is the perfect room for snuggling up on a cold winters night listening to the trees swaying in the wind. Beyond this, and enjoying the same light and views that the kitchen does, is the dining room. Where better to sit with friends and watch nature and the changing seasons unfold in the parkland beyond? Both the dining room and the sitting room have glass doors out to the patio garden beyond.

The entire ground floor living and entertaining space has a wonderful lime washed parquet floor which was originally the floor from The Gospel House in Burnham Market, and which was rescued from destruction by the current owners and given a second lease of life here in Pooh Corner.

Also to the rear of the cottage there is a ground floor double bedroom which retains its original fireplace, and this room is served by the downstairs bathroom that is just off the entrance hall. Upstairs, there are a further two double bedrooms, both with vaulted ceilings and exposed beams, and with the principal bedroom having an en-suite shower room and WC, a very unusual feature for a cottage of this age.



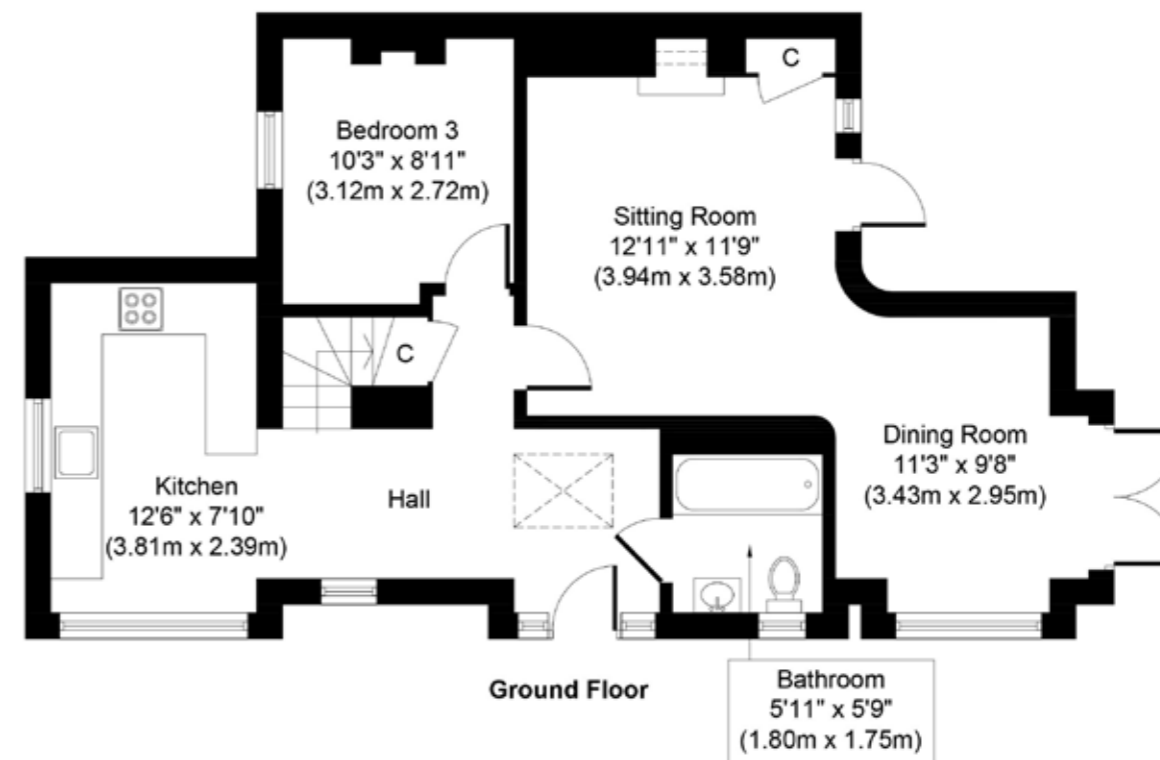
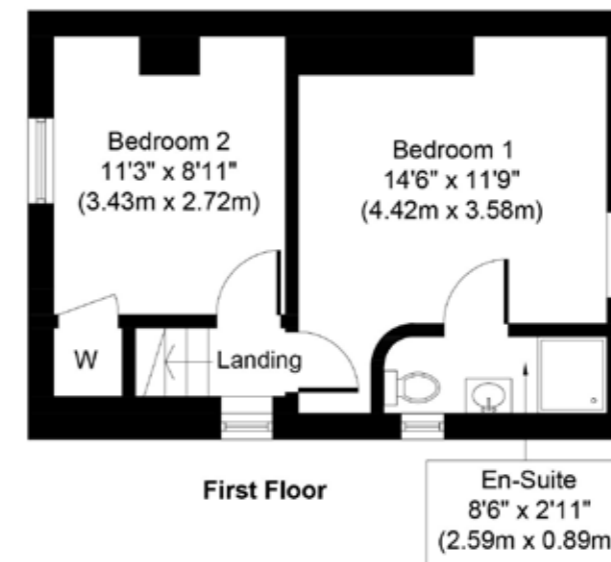
Outside, and to the front there is gravelled parking for two cars, whilst to the rear is a tiered and recently landscaped garden. Immediately off the sitting and dining rooms there is a paved terrace with plenty of space for al fresco entertaining, and with steps leading up to the lawned garden beyond.

It will come as no surprise that Pooh Corner was nominated for and won the Mayor's Design Award for Architectural Excellence: to blend glass with flint and create a house that has such a contemporary look to it whilst at the same time still holding all the charm that a Victorian cottage should, is a rare display of skill. 'Unique' is an overused word in property descriptions, but you will struggle to find any other property like Pooh Corner, no matter how hard you search.





“Utopia...I feel like we’re living the dream.”



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.
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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 Pockocks 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



“One of our favourite views is from the south-facing day room, where we can watch the deer and the boxing hares.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: 3107-6223-9000-1934-1296

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: ///diamonds.expiring.nerve

AGENT’S NOTE

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