



THE STORY OF

Curlew Cottage

Thornham, Norfolk

SOWERBYS



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Curlew Cottage

3 Banks Cottages, The Green,
Thornham, PE36 6NH



Two Bedroom Character Property

Off-Road Parking

Views of the Marshes and Sea

At Present a Holiday Let and Second Home

No Onward Chain



Curlew Cottage is perfectly positioned to enjoy a short stroll to the marshes, a day out to the beach or a simple afternoon drink at some of the finest pubs north Norfolk has to offer.

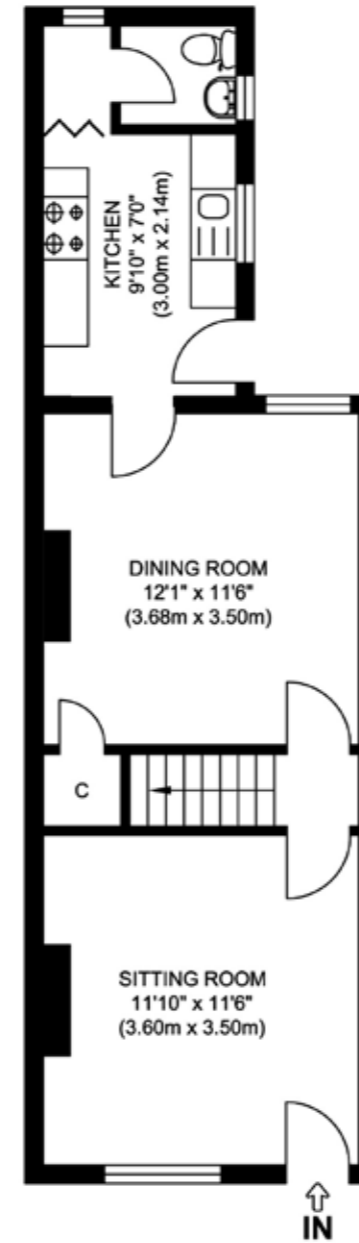
Once inside this charming white rendered property, it is apparent that there is more here than what meets the eye. The ground floor boasts two good sized reception rooms with feature fireplaces, a downstairs WC, and a kitchen; which is well-equipped. Through the kitchen you have access to a small pantry area.

Ascending to the first floor, two double bedrooms are completed by a family bathroom. The principal bedroom enjoys a view over the Thornham Marshes.

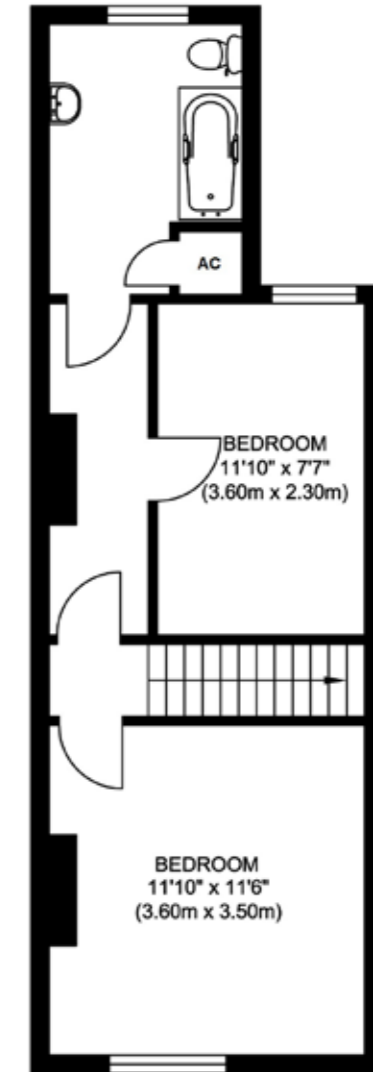
To the front of the property there are two off-road parking spaces on a lawned area and access to the front door. To the rear is a country-style shared garden, which is mainly lawn but has a magnificent mature apple tree and spacious timber shed. The garden is south-facing, therefore a great spot to soak up the sun or relax in the afternoon with friends and family.

This home has been a holiday let and second home for many years and comes with no onward chain. It's the perfect property for someone to embrace the best part the countryside has to offer.

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GROUND FLOOR



FIRST FLOOR

TOTAL APPROX FLOOR AREA OF HOUSE 798.78 SQ.FT. (74.21 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

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



Thornham Marshes.

“The peaceful and tranquil setting is a real escape from busy working week.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric radiators.

COUNCIL TAX

This property is currently un-banded due to being utilised as a holiday let.

ENERGY EFFICIENCY RATING

E. Ref:- 3607-7028-3000-1064-0222

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: ///competing.camper.bookshop

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SOWERBYS



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