

THE STORY OF

Sundial Cottage

Burnham Market, Norfolk

SOWERBYS

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Sundial Cottage

Joan Shorts Lane, Burnham Market Norfolk
PE31 8HJ



- Victorian Cottage
- Three Double Bedrooms
- Two En-Suites and Separate Family Bathroom
- 30ft Living Room
- Recently Refurbished
- Kitchen/Dining Room
- Peaceful Village Location
- Courtyard Garden and Secure Outdoor Storage
- Period Features
- Off-Road Parking



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“This has been a very friendly house. It’s welcomed many who have discovered it is full of character, space and a peacefulness.”

Originally two separate homes for farm workers, Sundial Cottage is now a very pretty, brick and flint, double fronted house. Recently refurbished throughout it now represents a perfect blend of contemporary style with the period charm of a Victorian building.

On entering the cottage something which is immediately apparent is how spacious and light this home is.

There is a very welcoming entrance hall which provides access to all the ground floor rooms and, combined with the utility room, effectively runs the full length of the house. This space is subtly

lit by the skylight over the staircase which allows natural light to filter down into the centre of this house throughout the day.

The room which initially draws your attention is the very generous kitchen/dining room at the rear of the property. The traditional Norfolk Pamment floor perfectly complements the shaker kitchen units with the double butler’s sink, bringing the old and the new seamlessly together. There is plenty of space for a family dining table to comfortably seat eight and this room also has wonderful views eastwards over the water meadows towards Burnham Overy Town.



The principal living and entertaining room is arranged across the entire front of the cottage, and at almost 30ft it really has proportions more akin to a farmhouse than a farm worker's home. This space has a southerly aspect and is flooded with natural light during the day. Of an eve, light the log burner and it immediately becomes the very essence of comforting cosiness, where better to cuddle up after a blustery winter's walk along the beach?

Upstairs are three double bedrooms with the larger two at the front both having en-suite shower rooms, whilst the third has use of the family bathroom. Although there is a main staircase, Sundial Cottage has retained a second, and original, 'Norfolk Winder' staircase which leads from one of the bedroom suites back down to the living room and has been left as a feature to illustrate the period character and origins of this home.





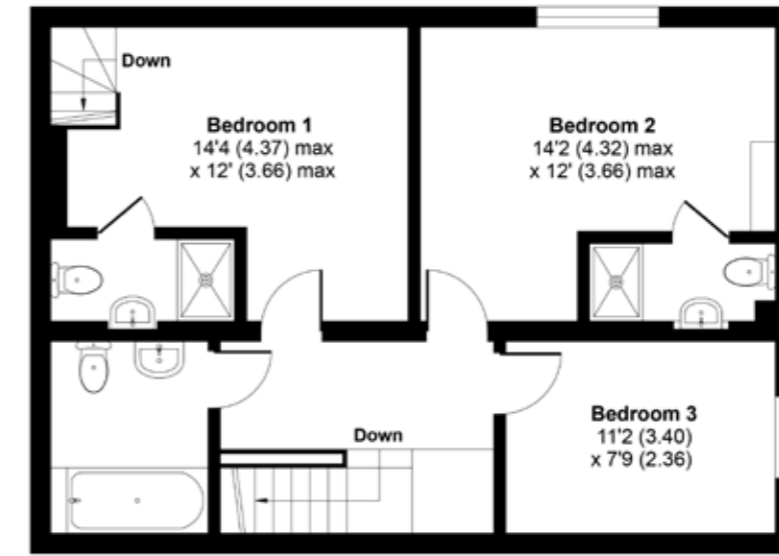
Outdoors and to the side there is off-street parking for one car, whilst to the front there is a delightful courtyard garden which is south facing and completely private. Being both part paved and part gravelled it is very easy to maintain and, with a double width gate, it can provide for extra parking or secure winter boat storage. Whilst it is south facing and open to the east and west, the dining area is shaded and, for the current owners, provides the perfect space to sit and enjoy a good book, whilst keeping time by the sundial set into the front of the cottage.

Sundial Cottage was completely renovated in 2022 by the current owners who wanted to create not only their own idyllic home-from-home, but also an attractive, popular and successful holiday let - and they have completely succeeded in both.

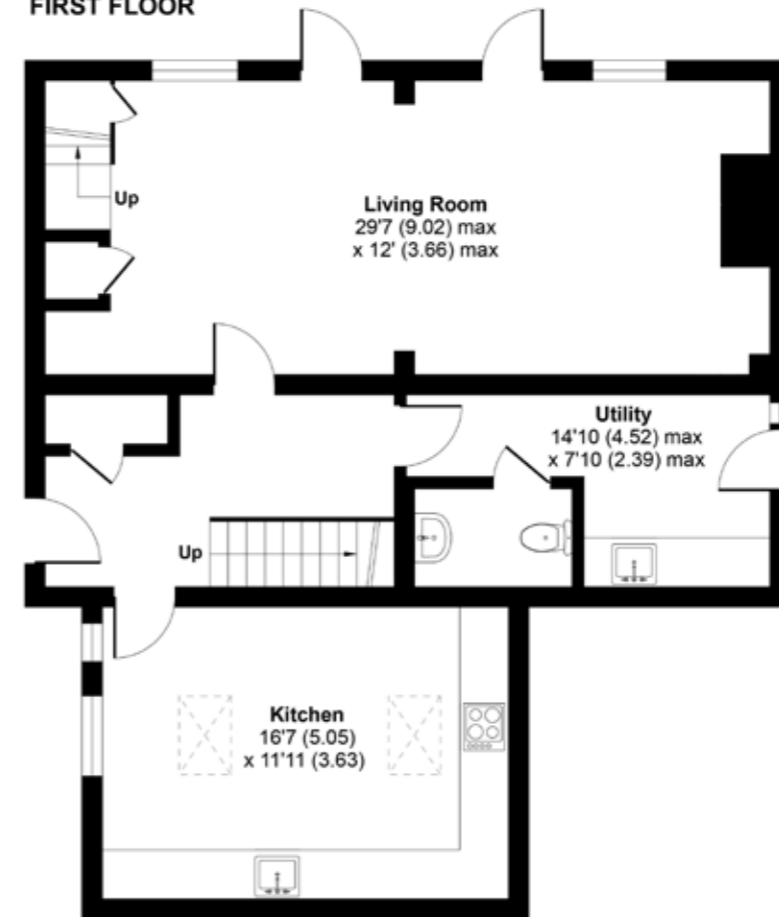
Our sellers have loved staying here during all the seasons and relaxing in the peace and quiet which this edge of village location allows for, but have equally loved the easy walk into the village as well as access to all the wonderful spaces nearby; whether that's been strolling the Holkham Estate or along the coastal paths, cycling the country roads or even paddle-boarding out to Scolt Head.



Approximate Area = 1434 sq ft / 133.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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



“We've loved being able to explore places nearby, such as the Holkam Estate and its beaches.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0852-2854-7044-9108-2675

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: ///spirits.good.boast

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