



THE STORY OF
The Retreat
Thornham, Norfolk

SOWERBYS

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The Retreat

Main Road, Thornham, Norfolk
PE36 6LZ

Detached Contemporary Home

Five Double Bedrooms

Stylish Kitchen/Dining Room

Covered Boat Storage

Off-Street Parking

Open-Plan Living Space

South-Facing Garden

Garden House

Coastal Views

Beautifully Presented Throughout

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“The nearby coast has been a great part of spending time here.”

Set back from the road with a discrete and unassuming parking area - and covered boat storage space, The Retreat is a coastal house that has been incredibly well designed for both its location and its purpose.

Whilst there is a more formal and grand front door, almost without exception, this is a house which will be entered off the covered boat storage and straight

into the boot room on the ground floor. This space also doubles up as a utility room so is absolutely ideal for stripping off muddy wet walking gear in winter, or sand encrusted sailing rig in summer, both going straight into the washing machine if needed or hung up to dry. Muddy culprits give themselves a proper sluice down in the adjoining shower room - also ideal for cleaning up any muddy four legged friends.

Takes the stairs up to the centre of the house which revolves around the stylish and contemporary kitchen/dining room. This space is incredibly sociable with its breakfast bar, perfect for an intimate morning coffee catch-up or a cosy kitchen supper - whilst the rear of the room has space for a large dining table to easily accommodate ten. With the fully retracting glass bi-fold doors, this room really comes into its own in the summer months, especially once you pull the doors back and it completely feels like the outside and inside are entwined.

The rest of the living space leads off this hub with steps down to the TV room with its sumptuous L-shaped sofa, whilst a second set of steps lead up to the reception room which also has french doors leading out to a south-facing garden, as well as a warming fireplace for snuggling up during the winter months.

Upstairs there are five double bedrooms, with the principal suite quietly positioned to the rear of the house with both a walk in dressing room and an en-suite shower room. The other four bedrooms share two further family bathrooms and the bedroom at the front of the house also has its own dressing room, or study space, above it which enjoys coastal views out over the rooftops of Thornham.







Outside, and to the rear, the garden is completely enclosed and south facing, with a patio along the rear of the house linking the reception room with the kitchen/dining room. A further patio area in the south-east corner of the garden perfectly captures the setting sun and is an idyllic spot to sit and savour an end of day gin and tonic. Finally, in the other corner of the garden, there is the incredibly fun snuggle house, a place to cosy up. You may light the central fire and banish winter blues, use its barbecue, or let it be an idyllic play house for the grandchildren.



The Retreat was conceived, built and completed by a highly regarded and local Norfolk developer, finished only seven years ago. It was his intimate knowledge of coastal living which led him to create this wonderful house and since then it has been a much-loved home-from-home for the current owners and their family.





First Floor
Approximate Floor Area
1623 sq. ft.
(141.40 sq. m)



Garden House
12'6" x 11'6"
(3.90m x 3.50m)

Outbuilding
Approximate Floor Area
100 sq. ft.
(9.29 sq. m)

Ground Floor
Approximate Floor Area
1697 sq. ft.
(157.65 sq. m)



Raised First Floor
Approximate Floor Area
160 sq. ft.
(14.86 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. While 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



“A light, warm and comfortable home-from-home.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via an air source heat pump.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8053-7532-0510-3756-0906

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: ///spits.forwarded.dummy

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