

THE STORY OF

The Engine House

Burnham Overy Staithe, Norfolk

SOWERBYS

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The Engine House

Tower Road, Burnham Overy Staithe,
PE31 8JB

Historic Building with Stunning Views

Grade II Listed

Two Double Bedrooms

Two Bathrooms

Open-Plan Living Space with Vaulted
Ceiling and Log Burner

Mezzanine

West-Facing Decked Terrace

Communal Land

Two Allocated Parking Spaces

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“We have created special memories of time with family and friends, enjoyed with beautiful coast, landscape and wildlife.”

Set in what was originally the space that housed the steam engine that provided steam power to drive the mill stones, The Engine House retains its functional namesake but now provides for a wonderful home which is perfectly positioned to enjoy that incredible water meadow vista.

On entering this home there are two aspects that immediately strike you, the first being the original steam chimney which draws your eyes upwards to the second feature of this room; the wonderful, vaulted ceiling with its exposed beams. This room really gives the entire property a sense of space as well as light.

The living and entertaining space is open-plan and revolves around the central chimney stack. To one side is the kitchen, and there is ample space for both a dining and seating area. The rest of the ground floor offers a good size double bedroom with panelled walls and wonderful views out over the River Burn, and there is a ground floor bathroom beside it.

Upstairs there is a second double bedroom and a bathroom. A mezzanine room overlooks the living space below and provides an ideal room for a snug, watching TV or just somewhere to sit in peace and quiet and read a book.





Outside, the west-facing decking is a place you can relax and truly appreciate just what a stunning location this is. A favourite spot for our sellers, they love to come and sit on the decking in the evening sun after a walk on the beach, watching the geese fly in formation across the sky, or the owls hunting across the fields at dusk. A favourite memory is being on the deck in early spring and witnessing the resident swans come in to land on the water after their journey back from overwintering in Africa. The swans were filthy from their long flight, it was a such a joy to watch them happily settling in for the summer.

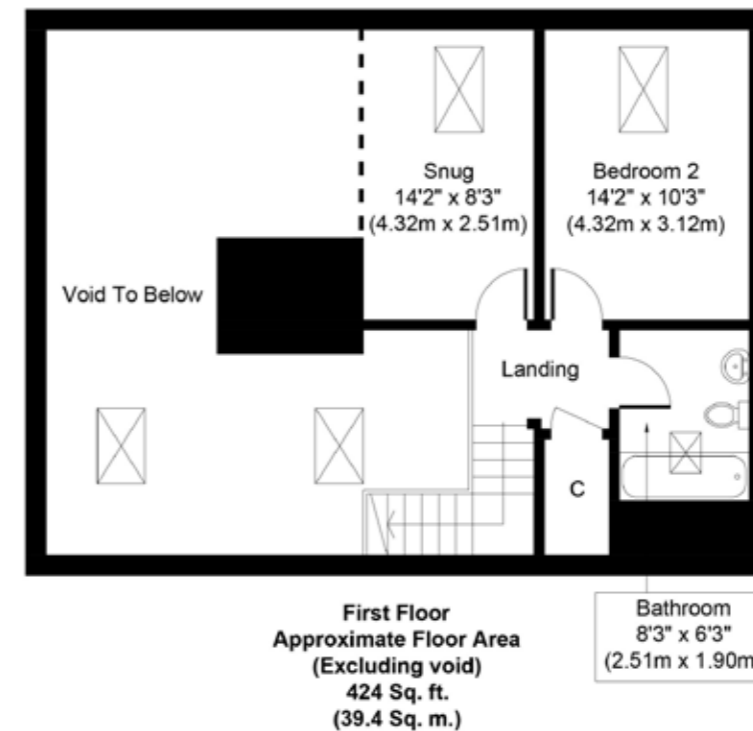


The Engine House has been in the same family ownership since The National Trust converted the building in 1994, three generations have had the pleasure of its tranquillity and views, but it is now time for another family to start building their own memories here.





“...a wonderful retreat from the world in a completely unspoilt area of Norfolk, with protected views across farmland...”



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

Burnham Overy Staithe

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village on the North Norfolk Coast, Burnham Overy Staithe has a natural tidal harbour. It has

a good gastro pub - The Hero and there are good walks across the marshes and long sandy beaches. It's close to Burnham Market with all of its amenities.

Both Overy Town and Overy Staithe lie on the River Burn, and until the end of the Middle Ages trading ships were able to reach the village of Burnham Overy Town. Whenever a ship arrived a gong would be sounded at the top of Gong Lane in Burnham Overy Staithe, to alert the farm workers to unload the incoming goods.

Perhaps Burnham Overy's most famous resident was Richard Woodget. He first went



to sea in coasters plying the waters off the east coast of England. In 1885 he was appointed captain of the Cutty Sark. He made several record breaking journeys between the UK and Australia.

Burnham Thorpe, the birthplace of Nelson, is a mile to the southeast. King's Lynn is 20 miles away with mainline access to Cambridge and London and Norwich is 30 miles away with its international gateway via Schiphol.



Note from the Vendor



A historic photo of The Water Mill and Engine House

“The Engine House is part of the Burnham Water Mill and retains all its character and charm.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage to septic tank. Heating via electric heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Leasehold with 99 years from 1994, approximately 70 years remaining. There is ground rent of £260.00 per annum and an annual service charge is also payable, for 2023 this was £1,325.21.

LOCATION

What3words: ///successes.saddens.gravest

AGENT'S NOTE

The freehold is owned by the National Trust. There are two allocated parking spaces for The Engine House, these permit boats, but not caravans.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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