



THE STORY OF

2 Blacksmiths Yard

Burnham Thorpe, Norfolk

SOWERBYS

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2 Blacksmiths Yard

Burnham Thorpe, Norfolk,
PE31 8HL

Detached House

Completed in 2021

Open-Plan Living Space

Beautifully Presented Throughout

Four Double Bedrooms

Three En-Suites

South Facing Enclosed Garden

Double Garage

Historic Village Location

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“Located in the birthplace of Admiral Lord Nelson.”

This exquisite four-bedroom family home, completed to the highest standards, offers a wonderful living experience with a thoughtful layout and impeccable presentation.

Although No2 Blacksmiths Yard features a front door, the primary entrance is through the rear door, enhancing practicality. A covered, oak-framed porch outside leads to an entrance hall with a utility room—an ideal space for shedding muddy boots or gathering after a refreshing beach walk with the dogs.

Most of the ground floor is dedicated to a beautifully open-plan L shaped kitchen, dining, and living room—a perfect setting for large family gatherings. The

space effortlessly divides into three areas: a stylish kitchen with a sociable island, a dining area connecting functional and entertaining spaces, and a living area which features a media wall with an electric fireplace, as well as seamlessly extending outdoors in the summer through bi-fold doors and two sets of french doors.

The upper-level hosts three spacious double bedrooms, two of which boast en-suite shower rooms. The principal bedroom features both an en-suite bathroom with a luxurious roll-top bath and a walk-in dressing room. The fourth bedroom is conveniently situated on the ground floor, ideal for guests or as an office.





The fully enclosed south-facing garden, open to the east and west, provides sunshine throughout the day and ensures privacy. Access is available through the side gate or directly from the back of the double garage, equipped with an electric door and ample space for a boat, car, bikes, and kayaks.

Situated within the Holkham Estate, renowned for preserving the north Norfolk aesthetic, Blacksmiths Yard exemplifies this commitment. Located in the birthplace of Admiral Lord Nelson, this spacious and well-designed house serves as an ideal main residence, a perfect second home, or a lucrative holiday rental opportunity.





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 Thorpe

IN NORFOLK
IS THE PLACE TO CALL HOME



Burnham Thorpe is very much off the beaten track. It's famous for being the birthplace of Nelson although his house was knocked down many years ago. The pub, The Lord Nelson, has recently reopened following substantial renovations. It's just 2 miles from Burnham Market with its wide range of shops and boutiques together with good food establishments, and a little over 2 miles from the coastal village of Burnham Overy Staithe with its tidal harbour, and good walks across the marshes and long sandy beaches.

In an Area of Outstanding Natural Beauty, Burnham Market is for many people the jewel in the crown of North Norfolk, a stunning

Georgian village with a green surrounded by 18th century houses, shops and chic boutiques. Along with The Hoste Arms, it also boasts the exciting restaurants; Number 29, and Socius. The village has a range of amenities including doctors' and dental surgeries, primary school and post office. There is an abundance of small village shops including a butcher, fresh fish shop, beauty and hair salon. Also there are bookshops, art galleries, a good wine merchant, Satchells, and a popular delicatessen, Humble Pie. The village playing field has all weather tennis courts and children's recreational equipment. The village is close to the sailing harbours at Brancaster Staithe and Burnham Overy Staithe and the Royal West Norfolk Golf Course at Brancaster. The closest rail link to London King's Cross is at King's Lynn.



Note from Sowerbys



“This lovely residence is situated in a tranquil village, offering a peaceful rural setting while still providing convenient access to amenities and delightful beach strolls.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///handbags.locals.skidding

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