



THE STORY OF

Prospero's Barn

Burnham, Market, Norfolk

SOWERBYS

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Prospero's Barn

Joan Shorts Lane, Burnham Market,
PE31 8JH



- Perfectly Balanced Barn Conversion
- Ideal Home from Home or Holiday Let
- Exposed Beams and Vaulted Ceilings
- Cosy Living Space with Log Burner
- Two Double Bedrooms
- Courtyard Garden
- Meadow Views
- Peaceful Location
- Close to Amenities



SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com



“...peaceful bucolic views out over the meadows...”

Located on the quirky Joan Shorts Lane, on the eastern edge of Burnham Market, Prospero's Barn is a beautifully presented barn conversion.

With its double-height, glass fronted atrium, this is most people's image of what a barn conversion should look like, and Prospero's Barn is a perfectly scaled back version of one such barn.

The ground floor is almost entirely

open-plan and is divided between a very functional, spacious kitchen and dining area at one end, and a cosy living and relaxing area at the other.

The kitchen has the benefit of a walk-in pantry and utility room, and the central focus of the seating area is the log burner which, incidentally, takes very little time to warm through the entire barn once lit. The perfect place to come back to after a chilly winter's walk on the beach.





Upstairs both bedrooms are good double rooms, albeit one is arranged as a twin, and both have en-suite shower rooms – making it the ideal arrangement for two couples sharing or a family unit. What is particularly lovely about both of these rooms is their vaulted ceilings and exposed beams, as well as their peaceful bucolic views out over the meadows towards the mill at Burnham Overy Town.



To the front there is off road parking for one car whilst to the side is a very sweet little courtyard garden with plenty of room for the four of you to sit outside on a summer's evening, sipping an ice cold rosé and watching the sun go down while your food sizzles on the BBQ.

Prospero's Barn has been a very-much loved and enjoyed home from home for the current owners for the last five years. They have thoroughly enjoyed weekends and school holidays here - particularly for the peace and tranquillity of its position on the edge of the village, yet an easy walk to all the amazing facilities that Burnham Market has to offer. Not only this, but when they have not been residing there themselves it has also been an incredibly successful and popular holiday let and could easily continue as such.



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 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 POCOcks 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.



The beautiful countryside surrounding Prospero's Barn.



SERVICES CONNECTED

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

COUNCIL TAX

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

ENERGY EFFICIENCY RATING

D. Ref:- 8678-7125-5040-0569-6926

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: ///plotter.retiring.seagull

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