



THE STORY OF

# Rose Cottage

*Burnham Market, Norfolk*

**SOWERBYS**

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# Rose Cottage

1 Station Road, Burnham Market Norfolk  
PE31 8HA

Detached Victorian Cottage

Brick and Flint

Two Double Bedrooms

Open Views

Kitchen/Breakfast Room

Period Features

Exposed Floorboards

Successful Holiday Let

West-Facing Garden

Potential to Extend (Subject to Relevant Planning)

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“I have lovely views over the playing field from my window.”

With its perfect balance of living space and accommodation, everything about this two bedroom brick and flint cottage is faultless.

On the ground floor the living space is divided almost equally between a pretty country kitchen on one side, which with its built-in bench seat has ample room for a breakfast table to seat four, and an equally well-proportioned living room on the other. Both these rooms have views

out over the playing fields and the living room has retained its delightful Victorian fire surround and wonderfully wide exposed floorboards, both helping create the feeling of period charm.

Upstairs there are two good double rooms, both with those open views to the front, and these share the downstairs bathroom which is situated off the back of the kitchen.



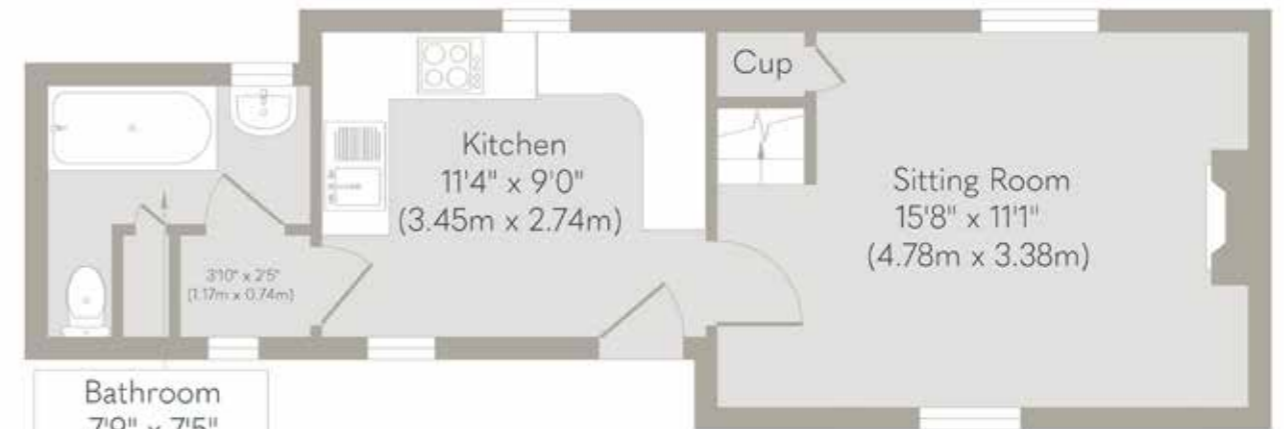


Outside there is a sheltered patio garden to the west of the cottage which is open to the south and has a pergola over it to provide some welcome shade from the summertime sunshine.

Rose Cottage has been in the same family ownership for many years and, thanks to its easy walking distance from all the fabulous village amenities, it has been both an incredibly popular holiday cottage as well as more recently a rental home. There is space and potential to add an upper bathroom above the existing ground floor bathroom, subject to relevant planning, but equally this 'chocolate box' cottage is perfect just the way it is.



First Floor  
Approximate Floor Area  
272 sq. ft  
(25.22 sq. m)



Ground Floor  
Approximate Floor Area  
339 sq. ft  
(31.45 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

# 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.



Note from the Vendor



“Everything is so close you can walk to all the village pubs and restaurants.”

THE VENDOR



SERVICES CONNECTED

Mains water, electric and drainage. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

G. Ref:- 2231-3027-1205-6547-1204

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: ///presumes.sprouts.classmate

AGENT'S NOTE

Some images have been virtually staged with computer generated images.

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.

# SOWERBYS



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