

THE STORY OF

Orchard Barn

Burnham Overy Town, Norfolk

SOWERBYS



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Orchard Barn

Wells Road, Burnham Overy Town,
Norfolk, PE31 8HU

Substantial Semi-Detached Property

Family Home or an Investment Property

Open-Plan Living

Double Height Atrium

Four Bedrooms

Far-Reaching Countryside Views

Double Garage

Barn Conversion Appearance

Enclosed Garden

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“...an abundance of flexible living and entertaining space, with wonderful countryside views.”

Set on the far eastern edge of the village, Orchard Barn is perfectly arranged for modern family life with an abundance of flexible living and entertaining space, with wonderful countryside views and just a short walk or cycle to both Burnham Market and Holkham Estate.

Fronting Gong Lane, which provides a pleasurable stroll to Burnham Overy Staithe, Orchard Barn is a property that from its outset has naturally and immediately blended into the village aesthetic as if it had always been a part of Burnham Overy Town.

The entrance hallway, with useful cupboard for boot storage, leads into the

the vast kitchen with its central island.

Although a separate and defined space, the opening through to the dining and family room gives this combined area an easy and sociable flow to the house, with bi-fold doors opening out to the patio and garden inviting the outside in. The kitchen also has access to an adjacent utility room, leading through to the ground floor shower room.

Leading from the dining room and the kitchen, you enter a double height hall with a cathedral window. The central stairway leads to the upper landing area, with a spectacular view over the Holkham Estate farmland.



Finally, at the far end of the house is the sitting room, which is not only generous in size, but also perfectly in proportion to the other attributes of this property. This room has both a stylish log burner for cosy winter evenings in, as well as french doors out to the west facing patio and garden for al fresco summer nights.

“Relax in the sitting room, listening to the crackle of the log burner.”





Take the central stairs up to the first floor and you are greeted by everyone's favourite part of this house, the upper landing. With its generosity of space affording not only a study area, but also a seating area, this is the spot that naturally draws each and every generation towards it. This is a place to retreat to and relax, whilst soaking up those spectacular countryside views.



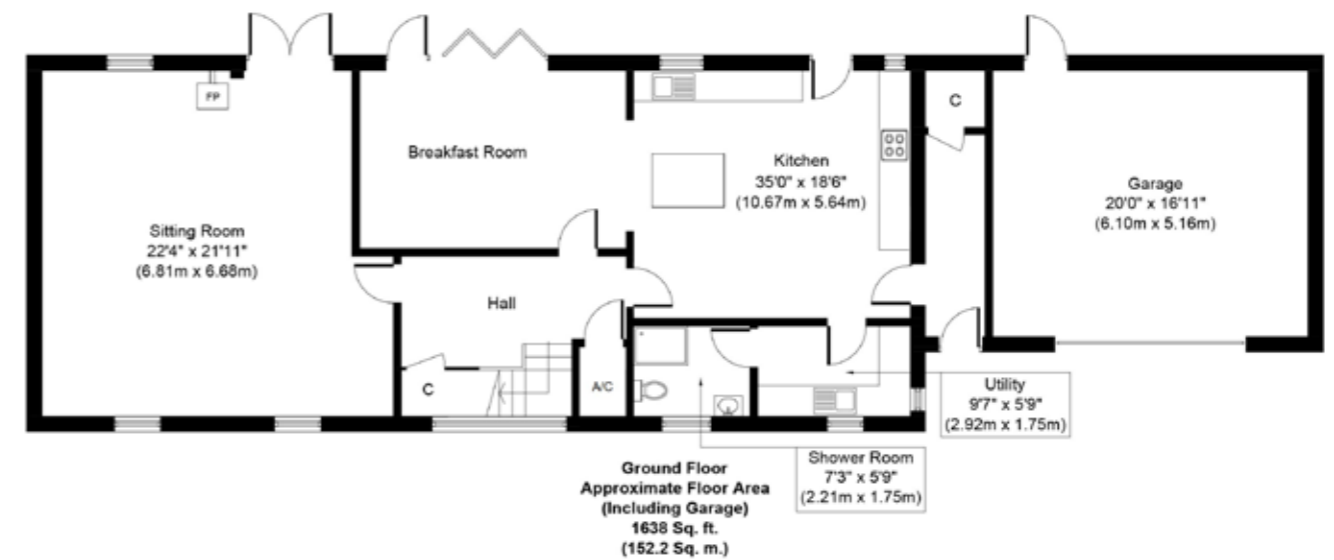
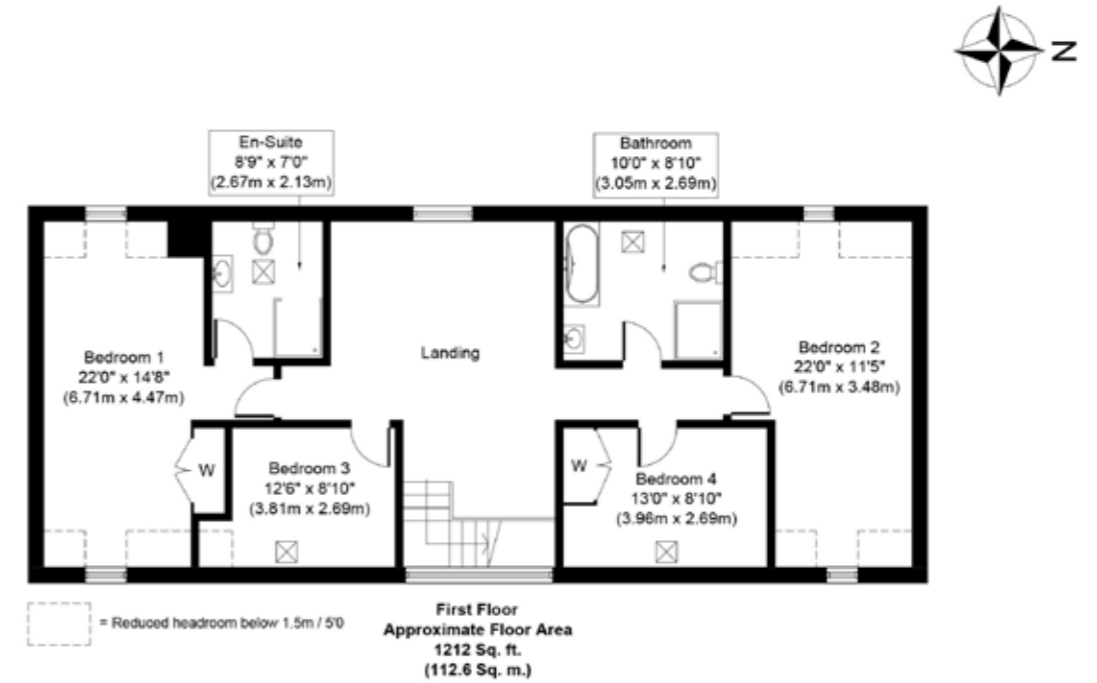
Upstairs there are a further four bedrooms, two generous doubles. The principal bedroom having both a built-in double door wardrobe and an en-suite, whilst the others share a spacious family bathroom.



Outside and to the rear, the enclosed garden is west and south facing and mostly laid to lawn. Open to the south, it is positioned to make maximum use of natural light.

Finally there is both off road parking as well as an adjoining double garage.

Orchard Barn has been a very much loved home from home for all the family for several years, they've loved that Burnham Overy Staithe is just up the track and over the hill.



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 Town

IN NORFOLK
IS THE PLACE TO CALL HOME



Burnham Overy Town is between Burnham Market, half a mile to the west, and Holkham, three miles to the east, 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.

Historically Burnham Overy had been the port for the surrounding villages of the Burnhams. 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, to alert the farm workers to unload the incoming goods. Perhaps the town'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.

The village has a fine church originally built in the 13th century. There are no shops but Burnham Market is on the doorstep.



A historic photograph of Burnham Market.



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating.

COUNCIL TAX

Band F.

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: ///patching.yell.upstarts

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