



THE STORY OF

Hamilton House

Burnham Thorpe, Norfolk

SOWERBYS

A decorative, stylized letter 'S' in a dark green color, positioned at the top center of the text area.

THE STORY OF

Hamilton House

Blacksmiths Yard, Walsingham Road,
Burnham Thorpe, PE31 8HL

Detached New Build Home

Designed and Built by Holkham Estate

Four Double Bedrooms

Stunning Kitchen/Breakfast Room

South-Facing Landscaped Garden

Generous Plot

Double Garage

Parking Space for Four Cars

Interior Design Finish

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“A vintage red brick pathway and antique timber framing lead elegantly into the home...”

Set within an incredibly generous plot, Hamilton House was designed and built by the Holkham Estate to perfectly match with the village aesthetic, and its first custodian has further improved upon this with their imagination that has sympathetically enhanced the entire property both inside and out.

The house can be accessed via the front door or perhaps more conveniently, from the traditional cart-shed double garage within the off-street parking at the back. A door from the cart-shed leads to the rear of the property, through the beautifully landscaped garden. Follow the

antique reclaimed oak-framed walkway, with its vintage red brick path, along and into the house where all the ground floor rooms are situated off the central hallway.

To the rear is every family home's most important room, the kitchen/breakfast room, with its central island providing an ideal place for casual breakfasts, a gossip over coffee or an intimate kitchen supper. The butler sink is positioned perfectly to gaze out across that south-facing garden and, in addition to the french doors out to the patio, there is also a rather luxurious walk in pantry.





To the front of the house there is a dining room which could also double as a study or, for those less inclined to a formal eating arrangement, this would also make an ideal TV room or snug. The reception room has a proper, traditional brick fireplace with oak beamed lintel and, whilst this is a house which is flooded with natural light, you can easily picture yourself cuddled up in front of the log-burner after a blustery winter's walk back from a Sunday roast at the village pub. Finally, there is also a ground floor double bedroom, as well as guest WC and a utility and boot room.





The upstairs description for almost all houses, no matter how big or small, is most often quite generic, however in Hamilton House the story is very different. There are three double bedroom suites on the first floor and all three have been styled and completed in their own unique way. The principal suite is of notably large proportions, boasting a bank of bespoke fitted wardrobes and an en-suite shower room. The bedroom is decorated with designer Kit Kemp, Mythical Land panel wallpaper in dusky hues, inspired by American folk art and creating a wonderfully magical world.

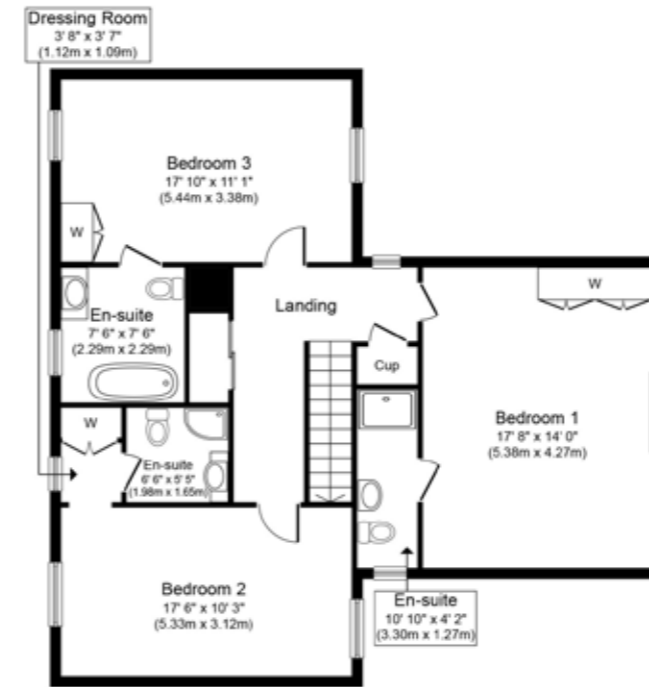
The artisan crafted bunk-room deserves special attention. Drawing on the nautical theme that derives from a house in the village where our most famous Admiral was born, this is a bedroom that perfectly encapsulates that association with the sea. Along one wall, a specially commissioned bunk space has been created with a central king size bed, flanked by two 3ft wide adult sized single beds, with a raised single bunk over. This room can therefore serve as an adult bedroom, a family room or a children's bunk room. The tulip wood bunk is trimmed with reclaimed Burmese teak from HMS Gosport along with original fittings from maritime salvage. The attention to detail in what is essentially an idyllic children's ship cabin is quite extraordinary! From the original solid brass light fittings straight from a trawler, to the vintage porthole windows and knot speed indicator, the reclaimed mahogany rudders that form the stairs up to the bunk are matched with reclaimed teak handrails to help you climb, this is a room every child will cherish and every adult will envy. Each bunk served by it's own independently operated ships light and phone charger. Once again bespoke wardrobes provide ample storage, and a generously sized en-suite bathroom sits alongside.



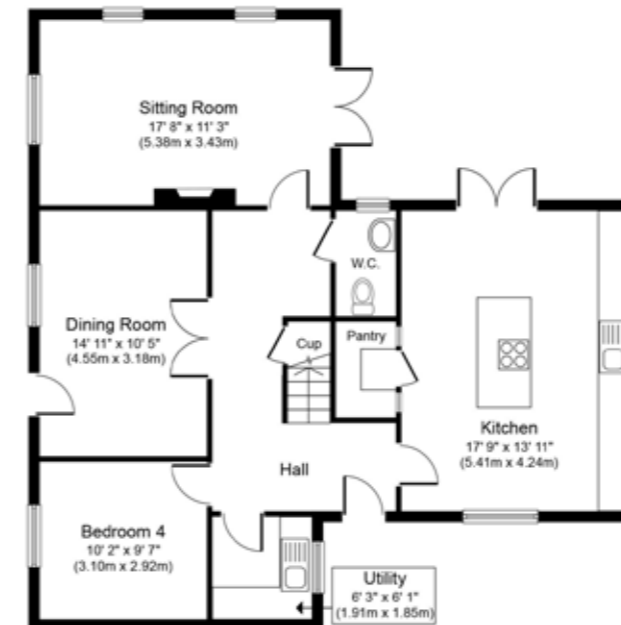
Outside and to the rear the garden has been professionally landscaped by Welch Design with special attention given to plants and trees which thrive in this coastal haven, with an irrigation system incorporated. Approached via a stunning (subtly illuminated at night) reclaimed brick path and through a magnificent arbour created with reclaimed ancient oak beams, the generous plot is directly south-facing. Fully enclosed and safe for children and dogs, it's entirely encased by pleached hornbeam providing shade, shelter and privacy. A secondary reclaimed brick footpath over to the south-east corner, opens to a large reclaimed York stone flagged patio area, providing an ideal outdoor entertainment space and perfectly positioned to watch the sun set to the west. Planning position exists to enclose this area, to provide an all weather dining/entertaining space.

To the rear of the property, there is a double cart-shed garage, with generous storage above in the converted loft space, accessed by an electrically operated set of steps. The cart-shed/garage can accommodate two vehicles, with a further two parked directly behind. In addition, planning consent has been granted for the construction of a boat-shed/ additional storage within the garden adjacent to the cartshed.

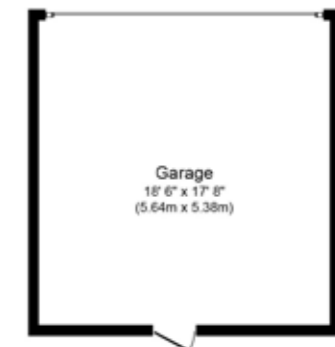




First Floor
Approximate Floor Area
973 sq. ft.
(90.4 sq. m.)



Ground Floor
Approximate Floor Area
969 sq. ft.
(90.0 sq. m.)



Outbuilding
Approximate Floor Area
327 sq. ft.
(30.4 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 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



The principal bedroom suite

"Hamilton House has an exquisite finish, as only someone who cares about it could achieve."

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating.

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: ///nowadays.hotel.tastier

AGENT'S NOTE

Plans for both the boat shed and the enclosed dining area are available on request.

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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