

INTRODUCING



THE QUAVERS - THORNHAM

The Sounds of the Sea

ROSEHIP COTTAGE



INTRODUCING

Rosehip Cottage

High Street, Thornham, Norfolk
PE36 6LY



Beautiful Detached Brick and Flint Cottage

Central Yet Peaceful Village Location

Open-Plan Living

Bryan Turner Kitchen with NEFF Appliances

Off Street Parking

Two Equally Generous Bedroom Suites

Ground Floor Shower Room

Private South Facing Walled Garden

Intricate Brick and Flintwork Throughout

10 Build Zone Warranty



SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“A detached home that has been finished with the highest level of craftsmanship both inside and out.”

Set well back from the road, and almost providing sentinel to the three other beautiful homes that make up The Quavers, Rosehip Cottage is an absolutely stunning two double bedroom detached home that has been finished with the highest level of craftsmanship both inside and out.

Whilst there is a front door that will no doubt be used when coming or going to and from lunch or dinner at either of the two acclaimed village pubs, on a day to day basis this is a cottage that will be entered in the traditional Norfolk way, via the back door. This is because the boot room also doubles up as the utility room so it is perfect for shrugging off

mud splattered clothes straight into the washing machine after a windswept winter's walk on the beach. Not only this but, with its shower room beside it, it is also ideal for sluicing off the salty spray after returning from catching an early summer morning's tide. Finally, it is excellent for cleaning down your four legged friend before they come through to dry off in front of the fire!

The remainder of the ground floor is open-plan and segregates neatly into a dining area at one end, the kitchen with island and breakfast bar in the middle and then the sitting room at the other with bi-folding doors straight out onto the south facing garden.





Upstairs there are two double bedroom suites that are identical in their proportions and both have luxurious shower room en-suites.

“Both bedrooms have luxurious en-suites.”

There is private off street parking to the front of the cottage as well as to the side and the south facing courtyard garden is completely enclosed and totally private. It is tiered to provide both shade and sunshine throughout the day with the raised terrace providing the ideal place for either a hot tub or your ‘sundowner’ seating area.





A Bespoke Quality

Stunning homes finished to the highest level of craftsmanship both inside and out.

Postland Developments was established in 2011. With an extensive collective experience spanning 50 years, their mission is to craft exquisite residences of unparalleled quality. They are meticulously passionate about every detail of their houses as if each one were their own home.

Where possible, they source British Made products for their developments and ensure that they support local trades and businesses.

Postland Developments understand the importance of delivering value without compromising on quality and pride themselves on exceeding expectations, resulting in homes that epitomize distinction. They strive to use the best materials and skilled tradesman to ensure their properties become homes you can be proud to own and enjoy living in.





Specification

Low maintenance and energy efficient design

Kitchen

- Designer kitchen with handle less door system and bespoke painted MATT doors.
- Calacatta imperial Worktop 20mm
- NEFF Integrated hide and slide single oven
- NEFF Integrated microwave oven
- NEFF induction hob, and extractor
- NEFF integrated fridge/freezer
- NEFF integrated dishwasher
- Bi-fold doors to garden

Boot Room

- Floor standing units
- Calacatta imperial worktop 20mm
- Ash panelling

Sanitaryware (ground floor bathroom)

- Ideal Contemporary white sanitary ware
- Iplyis vanity basin
- Crosswater MPRO brushed brass (brassware)
- Vanity unit
- Fully tiled limestone floor wet room floor and shower
- ASH real wood panelling
- Designer towel rails
- 300mm water ceiling fed rain shower with stylish shower handset
- Heated LED mirror

Sanitaryware (en-suites)

- Ideal Contemporary white sanitary ware
- Crosswater MPRO brushed brass (brassware)
- Iplyis vanity basin
- ASH real wood panelling
- Designer towel rails
- 300mm water ceiling fed rain shower with stylish shower handsets
- Heated LED mirror

Internal Finishes

- White emulsion painted ceilings and walls
- White satin paint to skirtings and architraves
- Oak doors finished with varnish
- ASH real wood panelling painted in

complementary colour

- Carlise aged brass door furniture
- Wood skirting with matching architrave

Floor Finishes

- Karndean LVT flooring to open-plan kitchen diner/lounge
- Abby Time worn limestone floor to boot room and ground floor bathroom
- Porcelain tiles to en-suite floors and showers
- Luxury carpet and underlay to stairs landing and bedrooms

Heating

- Underfloor heating throughout the ground floor
- Radiators to first floor
- Heat mats to bathroom floor and towel radiators
- Air source heat pump
- Temperature zone control

Electrical

- Recessed LED downlights to open plan area, utility and en-suites
- Pendant lights to bedrooms
- Ample sockets, various USB sockets
- CAT5-Wired
- Mains operated smoke and CO2 alarm

External

- Traditional brick/flint/block construction
- Traditional clay pantiles to roof
- Double glazed real wooden windows throughout factory finished in Portland Stone Dark (internal white)
- Real wood multi-locking front and rear doors factory finished.
- Bespoke OAK pergola
- Bespoke Rear Walled rear cottage garden/patio area
- Patios and paths, Porcelain and natural sandstone flagstones
- External lighting to front and rear of the house
- Garden tap
- Garden power supply



“The south facing courtyard garden is completely enclosed and totally private.”



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.

Copyright V360 Ltd 2024 | www.houseviz.com

ALL THE REASONS

Thornham

IN NORFOLK
IS THE PLACE TO CALL HOME



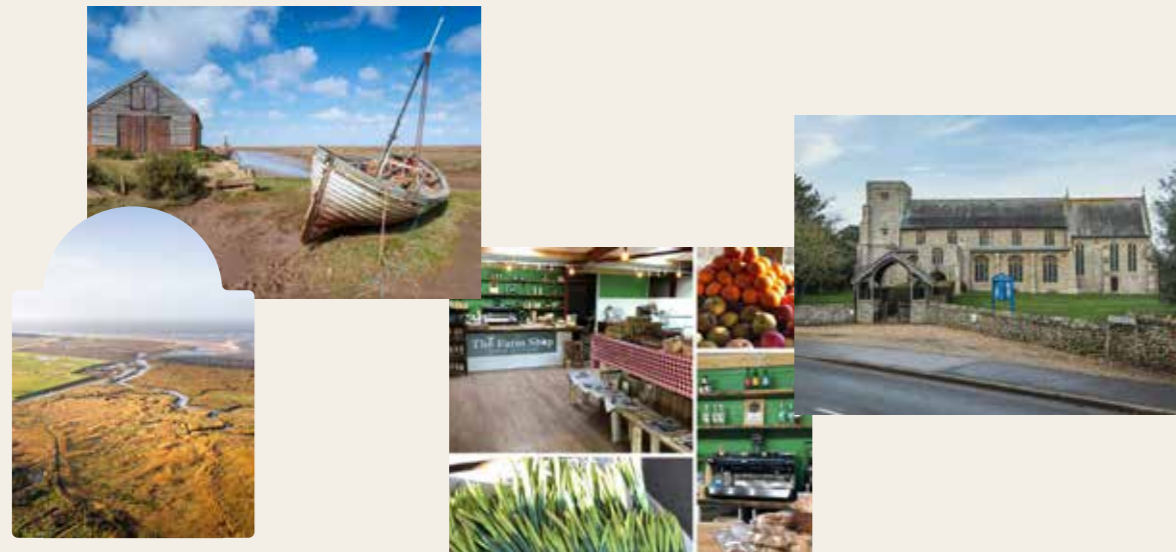
Thornham may just be the quintessential Norfolk coastal bolthole. With plenty of brick and flint cottages and larger period

homes just a short walk from the water's edge and nature reserve, dig a little deeper and you'll also discover it is a fantastic foodie hotspot with a clutch of award winning pubs and eateries, along with a boutique retail park. Once a largely forgotten village on the run between Hunstanton and Burnham Market, over the past decade Thornham has evolved into a chic stop.

Historically a centre of trade and seafaring, the village was used by the Romans and saw fierce conflict between smugglers over the centuries until the harbour silted up in the early 20th century. Many of the traditional fishermen's cottages have been gentrified with a soft palette and contemporary coastal style and life now moves at a calmer pace.

Start the day with a slow brunch at Thornham Deli before picking up some nibbles at the food counter or browsing its quirky lifestyle store. Then, continue your retail therapy a little further along the coast road at Drove Orchards, which seems to have something fresh each season. Or take it easy and fill your basket at the Farm Shop – with a small meat counter, deli, bakery and pantry selection, plus a satellite of Gurneys Fish Shop next door, dinner's sorted. Open Sky Cycles can also be found here, offering bike hire, making this a great base to leave the car and explore on two wheels.

Drove Orchards is also home to the original, award winning Eric's Fish & Chips and Eric's Pizza, located in a neighbouring Yurt, where traditional dishes have been given a contemporary spin. But if you are looking for good pub grub, head to The Lifeboat Inn or The Orange Tree – both located within this small but prominent village. While some stumble upon Thornham by accident while touring the coastline, there are many who have decided to make it a place to call home.



Three beautiful, individual homes available at The Quavers.



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating and super fast fibre optic broadband.

ENERGY EFFICIENCY RATING

B. Ref:- 9000-1876-0732-5225-3943

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: ///boss.sheds.brave

AGENT'S NOTE

The Quavers have a right of way over a neighbouring driveway.
The property has a 10 year Build Zone Warranty.

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

Land & New Homes Specialists



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL