

INTRODUCING



THE QUAVERS - THORNHAM

The Sounds of the Sea

THE WILLOWS



INTRODUCING

The Willows

High Street, Thornham, Norfolk
PE36 6LY

Beautifully Crafted Four Bedroom Detached Home

Central Yet Peaceful Village Location

Incredible 50ft x 30ft Open-Plan Living Space

Bryan Turner Kitchen and Utility Room

Off Street Parking

Four Double Bedrooms, Two with En-Suites

Family Bathroom and Ground Floor Shower Room

Enclosed South Facing Garden with
Views Over Parkland Beyond

Intricate Brick and Flintwork Throughout

10 Build Zone Warranty

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“A substantial and incredibly stylish detached home, tucked away in a quiet spot.”

Extending to almost 2,500 sq. ft. of living and entertaining space, The Willows is a substantial and incredibly stylish detached home, tucked away in this quiet spot in the heart of the beautiful and popular coastal village of Thornham.

Upon entering The Willows, you will be forgiven for initially pausing in order to fully absorb and appreciate the sheer expanse of the open-plan living that encompasses the majority of the ground floor. Measuring over 40ft in length and 30ft in width, this is an extraordinary

room and it is so easy to see how this space naturally segments itself into different functional areas. Whilst the functional end of the room is obvious with the stunning kitchen units and large sociable island that allows for food preparation, it also doubles up as the perfect spot for a mid-morning coffee and chat. There is then the ‘dining room’ with ample space for large gatherings around the table, whether it be Christmas, Easter, a fun Saturday night dinner party or Sunday lunch, this can accommodate them all.



Stepping through to the sitting room, surrounded on three sides by floor to ceiling glass doors that are framed in oak. This stylish aesthetic strikes a harmonious balance between the rustic charm of a barn conversion and the sleek elegance of Scandinavian coastal design. Its proximity to the beach and sea further enhances the space's coastal allure.

This is a room that floods the entire house with natural light and with all those french doors opened up on a sultry summer day, it is the ideal place to let the cool sea breeze through. The patio area provides the perfect place for alfresco dining and entertaining.

“The principal bedroom has a luxurious en-suite with large free-standing bath.”

There are four generous double bedrooms to the first floor, the principal having a luxurious en-suite bathroom with a large free-standing bath, separate double shower cubicle as well as a matching pair of basins. There is a further en-suite shower room and the other two bedrooms share the family bathroom.

Outside and to the front there is ample off street parking whilst to the rear the garden is south facing, completely enclosed and backs on to a long established parkland with mature oaks that help make The Willows feel as if it has always been here as well as providing absolute privacy.





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



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

Thornham

IN NORFOLK
IS THE PLACE TO CALL HOME



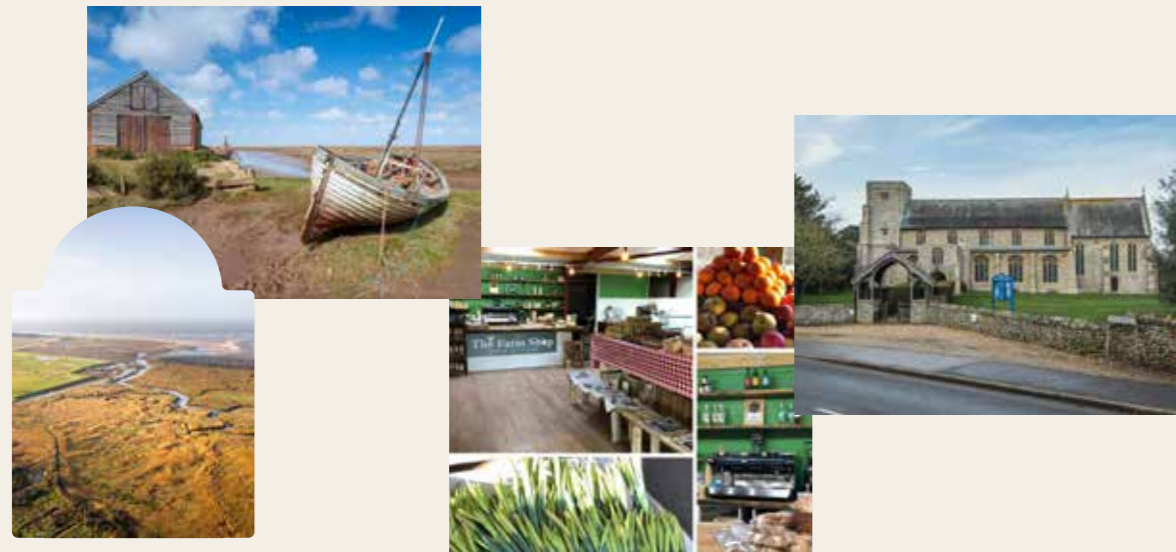
Thornham may just be the quintessential Norfolk coastal bolthole. With plenty of brick and flint cottages and larger period

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:- 2179-3020-7309-6074-8200

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: ///blesses.because.revamped

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.

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