



THE STORY OF
Lugger Cottage
Burnham Market, Norfolk

SOWERBYS

S

THE STORY OF

Lugger Cottage

7 Gents Yard, Burnham Market, Norfolk
PE31 8EN

Stunning Period Cottage

Two Double Bedrooms

Neptune Kitchen with Integrated
Neff and Bosch Appliances

Quiet Village Location

Easy Walk to Village Amenities

Private Garden

Log Burner

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com



“We’ve loved the ability to stroll to the wonderful amenities in Burnham Market. There is also a fantastic sense of community within Gents Yard courtyard.”

Located just to the south of the village hub, far enough away to avoid the holiday hustle and bustle yet close enough to be an easy walk to all the wonderful village amenities, this is an absolutely beautifully presented Victorian cottage.

Having been bought by the current owners just over six years ago as a bit of a project they have transformed what was a rather unloved property into the beautiful and tasteful cottage we see today.

On entering the house there is a small central hallway off which all the ground floor rooms lead. Immediately in front

of you is the stunning Neptune kitchen which is quite simply faultless in its finish, but also incredibly well thought out and practical in its arrangement.

To the right of the hall is a very sleek, yet perfectly in keeping, bathroom and then turn left and you enter the sitting room. This is a room that immediately relaxes you, you can so easily imagine coming in from a wintery walk out to Burnham Overy Staithe then back on the coastal bus, shaking off your coats, hats and boots, then lighting the log burner, closing those shutters and cuddling up in front of a good film. This is a room that so perfectly encapsulates the very essence of a cosy country cottage.



Take that wonderful 'Norfolk Winder' up to the first floor where there are two double bedrooms, the larger of which has astonishingly high ceilings for a cottage of this age.



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



Ground Floor
Approximate Floor Area
363 sq. ft
(33.70 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.

Copyright V360 Ltd 2023 | www.houseviz.com



“We love walking directly from the house to Burnham Overy Staithe where the atmosphere and views are beautiful, no matter what the weather.”



Outside there is a small and very private terrace immediately to the rear of the cottage, which is ideal for an early evening romantic sundowner when it is just the two of you. In addition you have a further garden area at the back of Gents Yard which allows for those times when you wish to have a few more friends over for a summer's evening barbecue.



Lugger Cottage has clearly been a labour of love for the current owners which is evident in their obvious attention to detail throughout. They have transformed this delightful period cottage into the tastefully respectful home we see today. Unfortunately, geographical constraints mean that it is now time for new custodians to enjoy it as much as they have.



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



“The rear courtyard is an absolute sun trap and we have loved sitting out there with a glass of wine!”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with Nest thermostat.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 9310-3036-9207-3044-0200

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: ///frozen.gloves.tweed

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



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