



THE STORY OF

# The Corner House

*Burnham Overy Staithe, Norfolk*

SOWERBYS



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The Water Mill, Tower Lane, Burnham Overy Staithe, Norfolk  
PE31 8JB

Beautiful Southerly Views over Mill Pond

Two Double Bedrooms

South-Facing Patio Garden

Double Cart Shed/Covered Outdoor Entertaining

Private Parking

Cottage Feel

Far-Reaching River Views

Coastal Property

Grade II Listed Building

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“We have happy memories of holidays here for more than 30 years and it’s been very special with its own tranquility.”

Approached via its own drive, this is a delightful and perfectly proportioned property with one of the prettiest bucolic views along the entire North Norfolk coast.

On entering The Corner House, you are straight into the hub of every home, the kitchen. Galley in style, there’s a wooden work surface on three sides providing excellent practical work space and with those time worn Norfolk panements underfoot this feels just like any other period cottage.

You then step through into the generous sitting room which has ample space for both a seating area and a dining table.

What is particularly appealing about this room is the two large windows which look directly south down the River Burn and off towards the roof-tops of Burnham Overy town in the distance. Not only do they provide a vista which is better than any painting, but they also allow natural light to flood the room. However, close the wooden shutters and with those wonderful wooden floorboards, this room transforms into cosy comfort in the evening.

Follow a tactile worn banister rail up to the first floor and there are two well-proportioned double bedrooms which share a family bathroom.









Outside and immediately to the front of the house is a small south-facing patio with a mature hedge surrounding it to provide plenty of privacy, but what is of particular benefit to The Corner House is that it also comes with a double cart shed immediately beside it.

Naturally, this space could be used for additional parking, or a place to store bicycles, kayaks or your boat during winter but, given that it is completely open sided to the south, and also enjoys those unspoilt country and river views, this is an ideal outdoor entertaining space which our unpredictable summer weather cannot spoil. It really is very easy to imagine yourself sitting out here on a summer's evening, savouring an ice cold gin and tonic whilst watching the dragon flies skimming over the mill pond, or catching a glimpse of a barn owl flitting over the meadows in search of its supper.

The Corner House has been in the same family ownership since it was converted into accommodation by The National Trust back in 1991. Since then it has been an incredibly well-loved and respected home-from-home for all generations of the family. As such it is presented in a tidy and very well-maintained condition, but may also benefit from some cosmetic updating - should you so desire.





First Floor  
Approximate Floor Area  
298 sq. ft  
(27.68 sq. m)



Ground Floor  
Approximate Floor Area  
599 sq. ft  
(55.64 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 Overy Staithe

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village on the North Norfolk Coast, Burnham Overy Staithe has a natural tidal harbour. It has

a good gastro pub - The Hero and there are good walks across the marshes and long sandy beaches. It's close to Burnham Market with all of its amenities.

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 in Burnham Overy Staithe, to alert the farm workers to unload the incoming goods.

Perhaps Burnham Overy'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.

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.



Note from the Vendor



“We love cycling through Holkham Estate, but also visiting the beach there too.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and broadband connectivity.  
Electric storage heaters. Drainage to a septic tank.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

Leasehold. The Freehold is owned by The National Trust.  
Lease: 99 years from 11.02.2016, 91 years remaining.  
Ground Rent: £300 PA, Service Charge Approx: £700 PA

## LOCATION

What3words: ///factories.mysteries.reeling

## AGENT'S NOTE

Some images have been virtually staged with computer generated furniture.

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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