



THE STORY OF

Pump Cottage

Burnham Market, Norfolk

SOWERBYS

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Pump Cottage

North Street, Burnham Market,
Norfolk, PE31 8HG

Three Double Bedrooms

Victorian Cottage

Substantial Open Plan Living Space

Cosy Sitting Room

Rare Off Street Parking

Large Garden

Potential for One Bedroom Annexe

Central Village Location

Roof Top Views

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“We have lived here 19 years and the house has evolved into a cosy home.”

Pump Cottage is a three-bedroom cottage that not only has ample ground floor living space but also enjoys quite a significant amount of outside entertaining space as well.

Stepping inside of this delightful Victorian terraced cottage, you will find the original sitting room exactly as it should be: cosy and welcoming with a wonderful log-burner set in an exposed red brick fireplace, taking centre stage and making this room as cosy and welcoming as it possibly could be. It has been fully opened to create an almost L shape that also allows space for a seating area for reading and watching TV.

The rear has been extended over the side return with a delightful fully glassed lantern ceiling that provides a dining space astride the kitchen. With its glassed ceiling, it also allows all the ground floor space to be naturally flooded with sunlight.

Upstairs, on the first floor, there are two double bedrooms and then, accessed through the larger of these two rooms, a staircase leads up to a third, vaulted bedroom which also doubles as a home office that enjoys wonderful views over the village rooftops.





Outside and to the rear is where Pump Cottage really comes into its own. Instead of the garden running parallel to the width of the cottage as one might expect, the garden fans out in a T shape behind its neighbouring properties. This then provides for a gated and gravelled parking on the eastern side and then a substantial patio with pagoda as well as a lawned garden on the western side. Whilst this space has some of the usual rights of ways that are part of every period cottage in every village, none are onerous, and few are exercised.

However, what is particularly exciting about this outside space is that the current pavilion garden summer house could very easily be

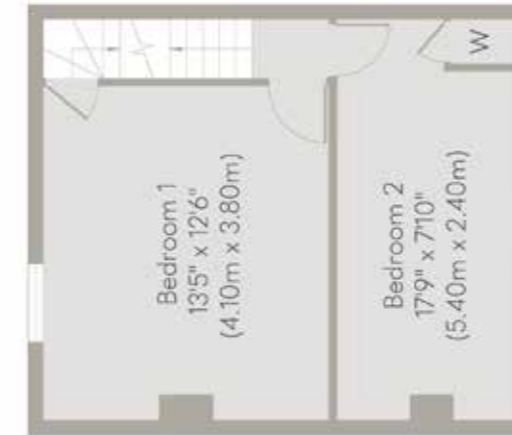
updated and replaced with a one-bedroom annexe or work studio. It has the space and electricity to make it an easy upgrade without in any way compromising the already delightful garden.

Pump Cottage takes its name from originally having played host to the hand-operated water pump that once serviced the surrounding cottages. A truly discrete property from its curb side, this is really a home that should be viewed from the back to the front to fully realise its proportions and potential, but then that is essentially its charm; it really is so much more than you expect.





Second Floor
Approximate Floor Area
221 sq. ft.
(20.52 sq. m)



First Floor
Approximate Floor Area
366 sq. ft.
(34.02 sq. m)



Ground Floor
Approximate Floor Area
651 sq. ft.
(60.48 sq. m)



Outbuilding
Approximate Floor Area
115 sq. ft.
(10.64 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 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 Pockocks 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



“We would describe our home as charming, characterful and cosy.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Heating via electric storage heaters as well as wall mounted heaters.

COUNCIL TAX

Band D.

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: ///public.breathing.buying

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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