



THE STORY OF

The Mallards

Thornham, Norfolk

SOWERBYS

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Thornham, Norfolk
PE36 6NN

Character Barn Conversion

Versatile Accommodation

Spacious Sitting Room

Kitchen/Dining Room

Four Bedrooms

Two Bathrooms

Wealth of Character

Ample Parking

No Upward Chain

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A perfect blend of modern comforts and timeless charm.

Welcome to your dream home, nestled in one of the most sought-after villages in the area. This enchanting four-bedroom barn conversion is part of a quaint, small development, boasting a prime location with local pubs and eateries just a stone's throw away.

As you step through the door, you're greeted by a warm and inviting ambiance, with modern, open-plan living seamlessly blending with traditional charm. The sitting room exudes character with

exposed beams and a stunning inglenook fireplace housing a cosy and effective wood-burning stove. Natural light floods the room through the patio doors, which lead to the front garden, creating a serene space to relax and unwind.

Flowing effortlessly from the sitting room is the modern kitchen diner, where culinary delights are prepared amidst a backdrop of family chatter and laughter. With ample space for everyone to gather, this is truly the heart of the home.





Convenience meets comfort with a ground floor double bedroom and adjacent shower room, offering flexible living options for guests or family members.

Upstairs, three further bedrooms await, each offering a tranquil retreat at the end of a long day. A family bathroom completes the first floor, providing both style and functionality.

But the allure of this property doesn't end there. A spacious loft affords generous storage space and potential for development.



Outside, the charm continues with gardens to the front and rear, offering idyllic spaces to soak up the sun from morning until evening. Whether it's enjoying a morning coffee amidst the blossoming flowers or hosting a barbecue with friends.



Parking is a breeze with space for three cars at the front, ensuring that convenience is always at your doorstep. With its perfect blend of modern comforts and timeless charm, this character barn conversion offers a pleasant coastal lifestyle. Don't miss your chance to make it yours!



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 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, where traditional dishes have been given a contemporary spin. Further options for exceptional dining include The Lifeboat Inn or The Orange Tree – both located within this small but prominent village. Whilst some stumble upon Thornham by accident while touring the coastline, there are many who have decided to make it a place to call home.

Thornham truly has a warm village feel, with the Village Hall hosting regular events, making it the heart of the community.



Note from Sowerbys



“Outside, the charm continues with gardens to the front and rear, offering idyllic spaces to soak up the sun from morning until evening.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 2101-5350-0022-4008-0573

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: ///executive.went.means

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