



THE STORY OF

The Poplars

Thornham, Norfolk

SOWERBYS



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The Poplars

High Street, Thornham, Norfolk
PE36 6LY

Detached Period Cottage

Central Village Location

More Than 800 Sq. Ft. of Living Space

Three Double Bedrooms

Off-Street Parking

Fully Enclosed Garden

En-Suite and Family Bathroom

Excellent Condition

Potential for Fourth Bedroom

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“The house is great throughout the year. The interior is lovely and spacious so it is ideal for families and groups of friends.”

Tucked away just off a short and private road, The Poplars is an attractive flint and chalk stone period cottage; albeit with its proportions it is anything like an expected cottage inside...

The ground floor is principally divided between two substantial living spaces. The first room, on one side of the central

hallway, is what's referred to as the dining room, which for most cottages would be ample space for a living/dining room- as it is more than 300 sq. ft. in size. This is also the room that will get most use in the summer months as it has french doors opening out to the garden at the far end.



On the other side of the hall is an even more generous living and entertaining room, this one being more than 500 sq. ft. in size. This space is segregated into a cosy seating area to the front, with an open fireplace providing a focus, whilst the rear of the room is given over to a games area, with ample space for a ping pong table and providing somewhere for the children to relax and get away from the grown ups when the weather doesn't lend itself to outdoor activities.

At the back of the house is a practical country kitchen and adjoining this is a sun room on one side, and the utility room on the other.





Upstairs there are two very large double bedrooms and one regular sized double bedroom with one of the larger rooms having an en-suite shower room. The other two share the large family bathroom, whilst there's also a downstairs WC.

Outside and at the front gable end there is an off-street parking space for one car, albeit there is always ample on street parking in this part of the village. At the other end of the property is a well-proportioned garden which has a patio immediately off the back of the house, whilst the rest is laid to lawn.

The garden is completely enclosed so very safe for two and four legged little ones and there is also a double gate out to the private road so if additional off-street car parking or safe winter boat storage is required, it is easily accessed.

With so much space there is clearly the potential to create additional bedrooms without losing the balance of this cottage. The current owners had always intended to create a downstairs bedroom suite out of the games room section of the sitting room and this remains the most straightforward option, subject to the usual consents.

The Poplars has been a much-loved family home-from-home, as well as a popular holiday let, for several years but as the children have grown their availability for family holidays has changed and it is now time for a new custodians to enjoy all this wonderful home has to give...





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.



Note from the Vendor



“Thornham as a location is brilliant to venture out and explore Norfolk. There's lots going on in the village for all ages.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, drainage, and broadband connectivity.
Oil-fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 7334-7825-6200-0770-0292

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: ///blame.painters.connector

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SOWERBYS



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