



THE STORY OF

Marshgate

Burnham Norton, Norfolk

SOWERBYS





THE STORY OF

Marshgate

Marsh Lane, Burnham Norton,
Norfolk, PE31 8DS

Detached Three Bedroom Period Cottage

Views of Scolt Head

Three Reception Room

Period Features Throughout

Two Bathrooms

South Facing Patio

Large Lawned Front Garden

Off Street Parking

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Marshgate, a charming family cottage under the same ownership for over 40 years, offers flexible living spaces both indoors and outdoors.

Upon entering Marshgate, it's easy to see why the family has cherished it for decades. Its period charm and inviting atmosphere creates a warm welcome. The peaceful, unchanged village setting has been a constant delight. Nearby, the sandy, uncrowded beaches of Scolt Head Island have been a favourite retreat, while Burnham Market, just a short walk away, has always been a draw—from teenage visits to The Hoste for a pint to fine dining while grandparents entertain the children.

Marshgate's location is perfect for summer holidays in north Norfolk, yet equally delightful in winter, with cozy evenings by the log burner after blustery walks. The multiple living rooms provide ample space for everyone to find their own retreat. Each room, from the lively dining area filled with family laughter to the garden room perfect for evening sundowners, exudes unique character.

The family shares countless fond memories—crabbing, paddling, and boating in Burnham Overy Staithe, and lively games in the spacious front garden. Witnessing the autumn spectacle of winter geese flying overhead has been a cherished tradition, as their children embraced the wholesome joys of this magical location, just as they did.

Burnham Norton is a truly exceptional village where properties seldom enter the market. Amidst coastal areas marked by new developments and changing aesthetics, this unique place, steadfast in its traditions, holds a special charm that the family hopes will endure unchanged for years to come.



Our favourite view is over the marshes and Scolt Head Island from the bedroom windows, and watching the huge diversity of wildlife just in front of the house.

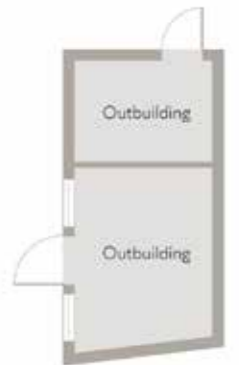




First Floor
Approximate Floor Area
691 sq. ft.
(64.24 sq. m)



Ground Floor
Approximate Floor Area
982 sq. ft.
(91.20 sq. m)



Outbuilding

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.

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Burnham Norton

HISTORIC CHARM AND NATURAL BEAUTY AWAIT YOU

Burnham Norton is a charming village known for its picturesque landscapes, historical landmarks, and serene environments.

The village is home to St. Margaret's Church, known to date back to the 13th century. For those interested in history and medieval architecture, this is a must-visit with its impressive tower and stained glass windows. Alternatively, Burnham Norton Hall is a prominent feature of the village, showcasing classic Georgian architecture. While private, its exterior can be admired during a stroll through the village.

Nature lovers will enjoy exploring the marshes, which are part of the Norfolk Coast Area of Outstanding Natural Beauty. It's an ideal spot for birdwatching and enjoying peaceful walks. For a beach walk, there is a beautiful shingle beach in Burnham Norton, ideal for a family picnic or simply enjoying the sound of the waves.

The Burnhams, comprising several villages including Burnham Norton, are collectively known for their scenic beauty and traditional Norfolk architecture. Explore narrow lanes and quaint cottages that characterize this area. Locally, there are a few charming pubs and tearooms where you can sample traditional Norfolk cuisine and enjoy a pint of local ale. The establishments often reflect the village's relaxed and friendly atmosphere.

Just a short walk away, Burnham Market offers boutique shopping, art galleries, and more dining options. It's a lovely place to extend your visit and experience a broader range of amenities. Equally lovely, Holkham Hall is just over 6 miles away, and visitors can explore the hall's opulent interiors or stroll through the extensive parkland.



Note from the Vendor



“Moving here gave us amazing access to the countryside and Burnham Market. It meant we could spend special time together as a family.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric radiators.

COUNCIL TAX

Band to be confirmed.

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: ///glory.booms.ecologist

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SOWERBYS

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for the homeless

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Norfolk and
Waveney

 Cancer
Charity
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