



THE STORY OF

3 Crow Hall Barns

Burnham Market, Norfolk

SOWERBYS



THE STORY OF

3 Crow Hall Barns

Burnham Market, Norfolk
PE31 8JU

Barn Conversion

Two Reception Rooms

Three Bedrooms

Main Bathroom and En-Suite

Garage and Off-Street Parking

West Facing Secure Garden

Peaceful Hamlet

Close to Burnham Market

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com





Peacefully located just to the west of Burnham Market, this is a very well proportioned three-bedroom barn conversion that forms part of a small and discrete hamlet collectively known as Crow Hall Barns.

Making up the southern half of this well arranged barn conversion, the ground floor is divided between a kitchen breakfast room, a study or snug, a utility and boot room and a reception room with French doors out to the west facing garden beyond.

Upstairs there are three bedrooms, two double rooms plus a single room and all with vaulted ceilings and exposed beams. The principal bedroom has an en-suite shower room while the other two share the family bathroom and all bedrooms have extraordinarily far reaching countryside views.

In addition to the off-street parking, there is also an integral garage which is ideal for the storage of bicycles, kayaks, and all the other equipment that is essential to fully enjoying a north Norfolk holiday.

Three Crow Hall Barns has been in the same family ownership for almost two decades and over that time the family have loved its peacefulness and privacy. Whether enjoying sunshine throughout the day in the summer, watching the sun set in the west or being spellbound by the vast expanse of a night sky completely unspoilt by ambient light, this is a garden that has delighted all generations throughout the years. As their home from home it has been meticulously cared for and whilst it would benefit from a little cosmetic updating it has an incredibly warm and welcoming feel to it.





The upstairs windows all enjoy extensive views over open countryside.





First Floor
Approximate Floor Area
461 sq. ft
(42.85 sq. m)



Ground Floor
Approximate Floor Area
937 sq. ft
(87.02 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.

Copyright V360 Ltd 2023 | www.houseviz.com

Burnham Market

THE JEWEL IN THE
NORTH NORFOLK CROWN

Treasured memories of family holidays, a day at the world-famous horse trials, or an afternoon browsing pretty boutiques—there are many ways to experience Burnham Market, the jewel of north Norfolk.

Located near the River Burn, the village is historically linked to Admiral Horatio Nelson, who lived nearby in Burnham Thorpe.

Refined elegance defines village life. Traditional homewares at Uttings, tasty treats at the Tuscan Farm Shop, Humble Pie Deli, or Gurneys Fish Shop—this place savors the finer things. Dining out is a joy with award-winning Socius offering British-inspired tapas, and NoTwenty9's bar and restaurant providing a relaxed spot for summer evenings.

Fashion thrives on the Champagne coast. For chic style, head to Anna's boutique, The Hat Shop for fancy headwear, Gun Hill Clothing Company for country attire, or Joules and Jack Wills for casual wear. For culture, explore Burnham Market's art galleries—the Fairfax Gallery and Pococks the Artmonger. For self-care, well-being boutique Aura 37 offers sustainable brands. If you have little ones, visit Mable's with its pink frontage for pot painting or traditional sweets.

Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe, and Burnham Thorpe, boast 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 a perfect place to discover your forever home.



Note from the Vendor



Views from 3 Crow Hall Barns

“We have loved enjoying the countryside here, the immediate surroundings have not changed in 17 years.”



SERVICES CONNECTED

Mains Electricity. Water via shared borehole. Heating type to be confirmed.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8606-4145-2339-2707-2833

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: ///encoded.royally.linguists

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.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

