



THE STORY OF

Beavers Cottage

Burnham Market, Norfolk

SOWERBYS

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Beavers Cottage

Burnham Market, Norfolk
PE31 8EL

Quiet Village Location

Brick and Flint Cottage

Off-Street Parking

Three Double Bedrooms

Large South-Facing Secure Garden

En-Suite and Family Bathroom

Easy Walking Distance to All Amenities

Separate Workshop

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“...what all have loved about it is the peace and tranquillity of its location...”

Set well back and forming the southern half of this traditional brick and flint Victorian house, Beaver cottage is a well arranged three double bedroom home with a delightful south facing garden.

You enter the cottage via a boot room that runs the length of the cottage and doubles up as a snug and home office at the far end.

The remainder of the ground floor is evenly divided between a well proportioned kitchen dining room on one side and a reception room on the other. These two rooms have a large opening between them that provides a really free flowing and sociable space whilst at the same time allowing for distinctive living areas.

Upstairs there are three good sized double bedrooms, the principal of which has an en-suite shower room, whilst the other two share the family bathroom, and there is a guest W/C on the ground floor.

Beavers Cottage has been in the same family ownership for many years. Not only has it been a much loved home from home as they have grown up, but it has also proven a popular holiday let with guests returning year after year. What all have loved about it is the peace and tranquillity of its location, and yet it is just a short walk from everything that makes Burnham Market so popular and desirable.

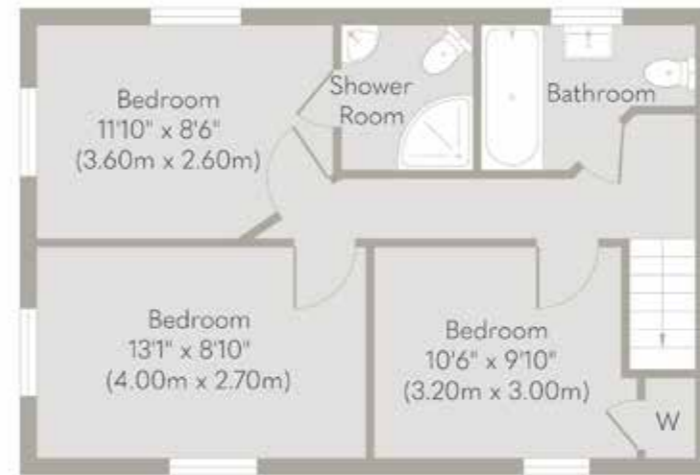




To the front of the house there is gravelled off street parking for three cars, an essential in Burnham Market in the busier months.

There is also a large separate brick-built outbuilding with power and water, formerly used as a pottery. This is a versatile space which has the potential to become an annexe, or alternatively could be used for storing your bicycles, kayaks and any other equipment necessary for fully enjoying a north Norfolk holiday.

To the rear is a completely enclosed south facing garden that is patioed immediately off the back of the cottage, whilst the remainder is laid to lawn and provides the perfect safe environment for all the family.



First Floor
Approximate Floor Area
454 sq. ft
(42.16 sq. m)



Ground Floor
Approximate Floor Area
607 sq. ft
(56.36 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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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 Sowerbys



“These two rooms have a large opening between them which provides a really free-flowing and sociable space.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating. Broadband.

COUNCIL TAX
Band C.

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.

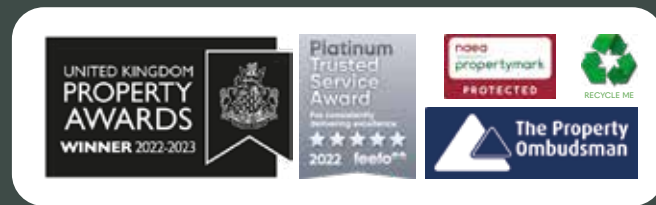
LOCATION
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AGENT’S NOTE

The property is registered as a small business and as such does not pay council tax. When it was previously registered as a residential property it had a banding of C.

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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