



THE STORY OF

Old Farm

Thornham, Norfolk

SOWERBYS



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Old Farm

High Street, Thornham
Norfolk, PE36 6LZ

Detached Former Farmhouse

Seven Double Bedrooms

Five En-Suites

Substantial Kitchen/Dining Room/Family Room

Three Further Living Rooms

Coastal Views

Separate Double Boat Shed

South and West Facing Garden

Over 4,250 Sq. Ft.

Immaculate Finish Throughout

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“...it feels light and airy but at the same time has a sense of cosiness that almost belies its size...”

Having recently completed extensive works that included extending the house out to the west and the addition of a double boat house with accommodation over, Old Farm is now a seven-bedroom detached house of over 4,250 Sq Ft.

Arranged in an ‘L’ shape, at the core of this wonderful house is a delightful Victorian cottage that has been extended to the north and west to create what we see today. Entering from the back, you are naturally drawn into the largest and most important room of the house: the kitchen, dining, and family room.

The kitchen section is arranged in a ‘C’ formation, providing a view over towards the coast from the sink and plenty of preparation space, as well as a sociable breakfast bar. There is ample space for a dining table to seat large family groups, and you can easily picture this room filled with laughter and chatter as plans are made or adventures discussed.

There is then a seating area at the far end which marries up with the western full-width bi-fold doors out to that end of the patio, but there is also a southern set of bi-folds onto the more sheltered southern patio.





The remainder of the ground floor is divided between a central sitting room, which retains all of its original period charm with exposed beams over, and a redbrick inglenook fireplace with log-burner. Where better to snuggle up after a windswept winter walk to the beach and back?

“...flexible living space that allows large families plenty of room to be together in, whilst at the same time offering quiet spaces

There is then a snug, also with a log-burner, and finally a home office with french doors out to the garden. There is a second ground floor entrance which is situated beside the downstairs shower room, ideal for sluicing off the sea spray after a day's sailing, or hosing down sandy legs.





“...at the core of this wonderful house is a delightful Victorian cottage that has been extended to the north and west to create what we see today.”





Upstairs there are five bedrooms. Three are bedroom suites, and two of these have sumptuous roll-top baths in the room as well as their own en-suite shower rooms. The other double and the rather fun bunk triple room share a family bathroom, and all bedrooms are of excellent proportions.



Occasionally, at Christmas, Easter and other important family occasions, a house that comfortably accommodates 11 people is not quite enough. However, with the newly built boat house to the rear of Old Farm, there is plenty of space for another two couples with its pair of double bedroom suites, which both enjoy fantastic views out towards the coast.

“It has been finished to an immaculate standard throughout and the attention to detail is evident in every single room.”

Below these rooms are two equally proportioned garages that can each easily fit a large SUV or boat and still have plenty of space for your bicycles, kayaks and any other equipment for making the most of your north Norfolk surroundings.





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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“It really is the perfect coastal home.”



Whilst seven bedrooms and 4,250 Sq. Ft. might sound daunting, this home is anything but. It feels light and airy, but at the same time has a sense of cosiness that almost belies its size.

It has flexible living space that allows large families plenty of room to be together, in whilst at the same time offering quiet spaces where you can escape to and read your holiday novel in peace.

It has been finished to an immaculate standard throughout, and the attention to detail is evident in every single room. It really is the perfect coastal home.

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. 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.



Note from Sowerbys



“Whilst seven bedrooms and 4,250 sq ft might sound daunting, this home is anything but...”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Solar panels. BT broadband.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0310-2091-7060-2909-7621

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

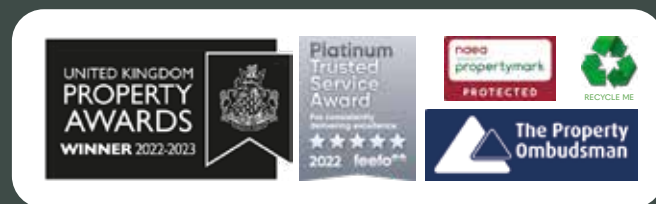
Freehold.

LOCATION

What3words: ///waxer.working.fools

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