



S

THE STORY OF

3 Elder Cottages

Thornham, Norfolk

SOWERBYS



THE STORY OF

3 Elder Cottages

Church Road, Thornham, Norfolk
PE36 6NJ

Period Cottage

Two Double Bedrooms

Off-Street Parking

Close to all Village Amenities

Raised West-Facing Patio

Uninterrupted Western Views

Cosy Log-Burner

Brick Outhouse with Potential

Ideal Turnkey Property

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com





3 Elder Cottages is a delightful period cottage that has a wonderfully welcoming feel the moment you step inside. Set well back in an elevated position, the cottage benefits from uninterrupted views of fields/countryside.

Upon entering the cottage it is very easy to imagine shrugging off wet and muddy outer clothes inside the porch and then curling up in front of the log-burner after a windswept winter walk to Thornham Beach. Beyond this cosy sitting room is a attractive and practical kitchen with space for a dining table. Upstairs there are two good-sized double bedrooms and a bathroom with bath, overhead shower and WC.

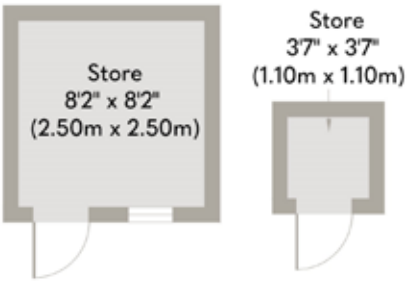
Outside and to the rear is a gravelled courtyard garden with brick store room which is perfect for storing bicycles, kayaks and any other outdoor equipment needed for making the most of this wonderful location. It also has the potential for further development as is evident from the neighbouring property. To the front of the house there is gravelled and gated off street parking, as well as an elevated patio which is one of vendors' favourite parts of the cottage. Where better to sit while watching the wildlife over the marshland basking in the early evening sunshine, and enjoying a glistening glass of ice cold rosé? This really is the place to fully appreciate those big skies that Norfolk is renowned for, on one of the most peaceful streets in Thornham.

3 Elder Cottages has been a haven of tranquillity for the current owners for the last decade, they have enjoyed taking the walk through the marshland to Drove Orchards and Eric's fish and chips as much as popping down the lane for dinner in The Lifeboat or The Orange Tree. They have loved watching the squadrons of geese filling the autumnal skies above them as well as the barn owl hunting mice over the fields to the front on a balmy summer's eve but it is now time for someone new to treasure this special home.

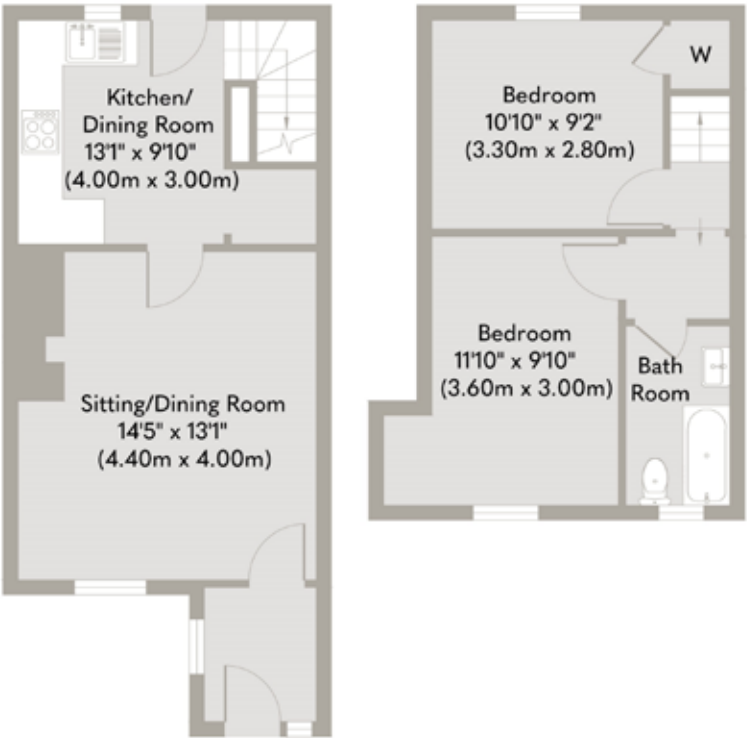


...an enviably beautiful spot. The cottage is one for all seasons, snug and perfectly formed, and like the skies overhead is magically bigger than the sum of its parts





Outbuilding
Approximate Floor Area
80 sq. ft
(7.46 sq. m)



Ground Floor
Approximate Floor Area
354 sq. ft
(32.85 sq. m)

First Floor
Approximate Floor Area
288 sq. ft
(26.78 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

Thornham

A COASTAL BOLTHOLE
WITH MANY FOODIE HOTSPOTS

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.

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 the Vendor



Thornham Marsh

“Unique to the area are the path though the middle of a salt marsh, the iconic Coal Barn, great sea views and the reward of some good food and drink at the end.”



SERVICES CONNECTED

Mains electricity and water. Electric storage heaters.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0084-2888-6784-9295-7805

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: ///coach.port.peach

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 1989 —

 **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

