



THE STORY OF

# The Gardens

*Burnham Market, Norfolk*

SOWERBYS



THE STORY OF

# The Gardens

Burnham Market, Norfolk  
PE31 8HH

---

Detached Victorian House

Six Double Bedrooms

Four Bathrooms

Four Reception Rooms

Private and Secure Garden

Off Street Parking

Original Period Features

Successful Holiday Let

---

**SOWERBYS BURNHAM MARKET OFFICE**

01328 730340

[burnham@sowerbys.com](mailto:burnham@sowerbys.com)





Positioned at the eastern end of the village, The Gardens is an elegant and substantial Victorian house offering an abundance of flowing living and entertaining spaces.

While this grand home certainly has a front door, it's the kitchen door at the rear which provides the most inviting entrance. Step through the garden gate, and you're immediately embraced by the tranquillity of the private, peaceful gardens. The farmhouse-style kitchen, at the heart of the home, welcomes you with its full-size Aga, practical breakfast bar, and island, all set on characterful Norfolk pamment tiles. This room exudes warmth and charm, truly embodying the soul of the home. At one end of the kitchen is a cosy TV and day room, perfect for keeping an eye on little ones while preparing supper. A second door leads into the main dining room, where the family can gather to plan the day over breakfast or reflect on its highlights over a hearty dinner.

The formal drawing room, complete with a bay window and open fireplace, offers a peaceful retreat – ideal for quiet mornings with the Sunday papers or as a space for guests to gather for drinks before a formal meal. Tucked away off the back hall is a snug, perfect for curling up in front of a Sunday afternoon film or enjoying a good book after a leisurely lunch.

The ground floor also features two double bedrooms that share a large shower room, making them ideal for grandparents or guests who prefer to avoid stairs. One of these bedrooms has french doors leading into the garden, providing the perfect spot to enjoy early summer mornings, while the log burner adds a touch of romance and warmth on chilly winter nights.

These two bedrooms, along with the snug, could easily be used as separate Airbnb accommodation, as they benefit from their own private front door leading to the street.

Upstairs, the principal suite boasts a generous en-suite bathroom, while the other three double bedrooms share two additional bathrooms.





...perfect for curling up  
in front of a Sunday  
afternoon film or  
enjoying a good book...





The garden is perfectly proportioned to the house and fully enclosed, providing a safe and secure space for children and pets to play. With off-street parking for up to four cars, convenience is assured.

The Gardens has been both a cherished family home and a successful holiday let, with multi-generational family groups returning year after year. Whether continuing as a holiday rental or becoming a full-time residence, this charming property is ready to welcome its next chapter.







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 Sowerbys



“This is a beautiful and elegant Victorian Town House, in arguably one of the prettiest coastal villages.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

F. Ref:- 2298-8041-6218-6740-4204

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: ///surprises.tinkle.emptyed

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

