



THE STORY OF

8 The Cricket Pasture

Burnham Deepdale, Norfolk

SOWERBYS



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8 The Cricket Pasture

Burnham Deepdale, King's Lynn
PE31 8DQ

Three Bedrooms

Peaceful Location

Separate Garage

Close to Village Amenities

Coastal Path Nearby

Bright Reception Room

Kitchen/Dining Room

Conservatory

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Located on the eastern edge of this quiet little enclave, discretely tucked away off the coastal road, is this charming three-bedroom end-of-terrace cottage.

With its tasteful and traditional brick and chalkstone exterior, Number Eight boasts a delightful aesthetic. The ground floor living space is free-flowing and mostly open-plan, with a sitting room at the front. This room features a central open fireplace, providing a cosy focal point after a blustery winter's walk. With its west-facing aspect, it remains light and airy in the summer. The sitting room opens to the kitchen-dining room, which leads to a very practical conservatory overlooking the garden and The Rectory gardens beyond.

Upstairs, there are three bedrooms, all served by the family bathroom. Additionally, there is a guest WC on the ground floor.

Outside, the garden is peaceful, private, and completely enclosed—making it a safe space for both two- and four-legged little ones.

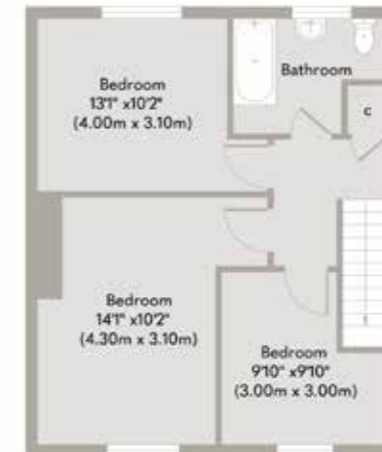
This cottage has been a much-loved home from home for the current owners for many years. They have enjoyed the convenience of walking around the corner to enjoy all that Burnham Deepdale has to offer—whether it's breakfast at the café, provisions and a bottle of wine from the local store, pizza from the pop-up, or the coastal hopper. This cottage is a hidden gem for the whole family.





Ground Floor
Approximate Floor Area
631 sq. ft
(58.66 sq. m)

Garage
Approximate Floor Area
161 sq. ft
(15.00 sq. m)



First Floor
Approximate Floor Area
486 sq. ft
(45.14 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.

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Burnham Deepdale

A COASTAL GEM WHERE
NATURE THRIVES

Burnham Deepdale is on the coast next to the small village of Brancaster Staithe with its beautiful harbour ideal for sailing enthusiasts. You can visit Scolt Head Island by boat depending on the tide. The island is a Nature Conservation Area and has a large breeding colony of Sandwich Terns.- up to 25% of the UK total of nesting terns. In winter there can be 50,000 pink-footed geese roosting on the island. The tidal marshes and harbour are full of wildlife and ideal for bird watching. There are superb coastal walks on offer, west towards Brancaster with its fine sandy beach and east along the sea wall towards Burnham Overy harbour. There is an information centre, petrol station, supermarket and a range of shops. There are two pubs, The Jolly Sailors and The White Horse, which are really in Brancaster Staithe, but both are in easy walking distance.

Brancaster Staithe is a small coastal village, centred around the harbour, with its thriving fishing community. Connected to Burnham Deepdale, between the two villages they have a variety of shops including a supermarket/petrol station, café, fresh fish shop, sailing school, tourist information centre and the two before mentioned pubs. Brancaster is justly famous for its mussels.

Scolt Head Island is a Nature Conservation Area, set in an Area of Outstanding Natural Beauty and being only a boat trip away, depending on the tide. The island has a large breeding colony of Sandwich Terns and in winter there can be 50,000 pink-footed geese roosting on the island.

There are many circular and coastal walks around the village including Barrow Common, with views over the coastline, or the Norfolk Coastal Path, which runs the length of the village, along the marshes.



Note from Sowerbys



The Sitting Room

“The sitting room features a central open fireplace, providing a cosy focal point.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9817-3041-8201-0294-9200

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: ///decreased.pronouns.chilled

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SOWERBYS

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