



THE STORY OF

Little Tern

Thornham, Norfolk

SOWERBYS

S

THE STORY OF

Little Tern

Thornham, Norfolk
PE36 6NN

No Onward Chain

Two-Bedroom End-Terrace Bungalow

Off-Street Parking and Communal Car Park

Use of Community Green

Ideal Bolt Hole

Coastal Location

Walking Distance to Thornham Deli

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com

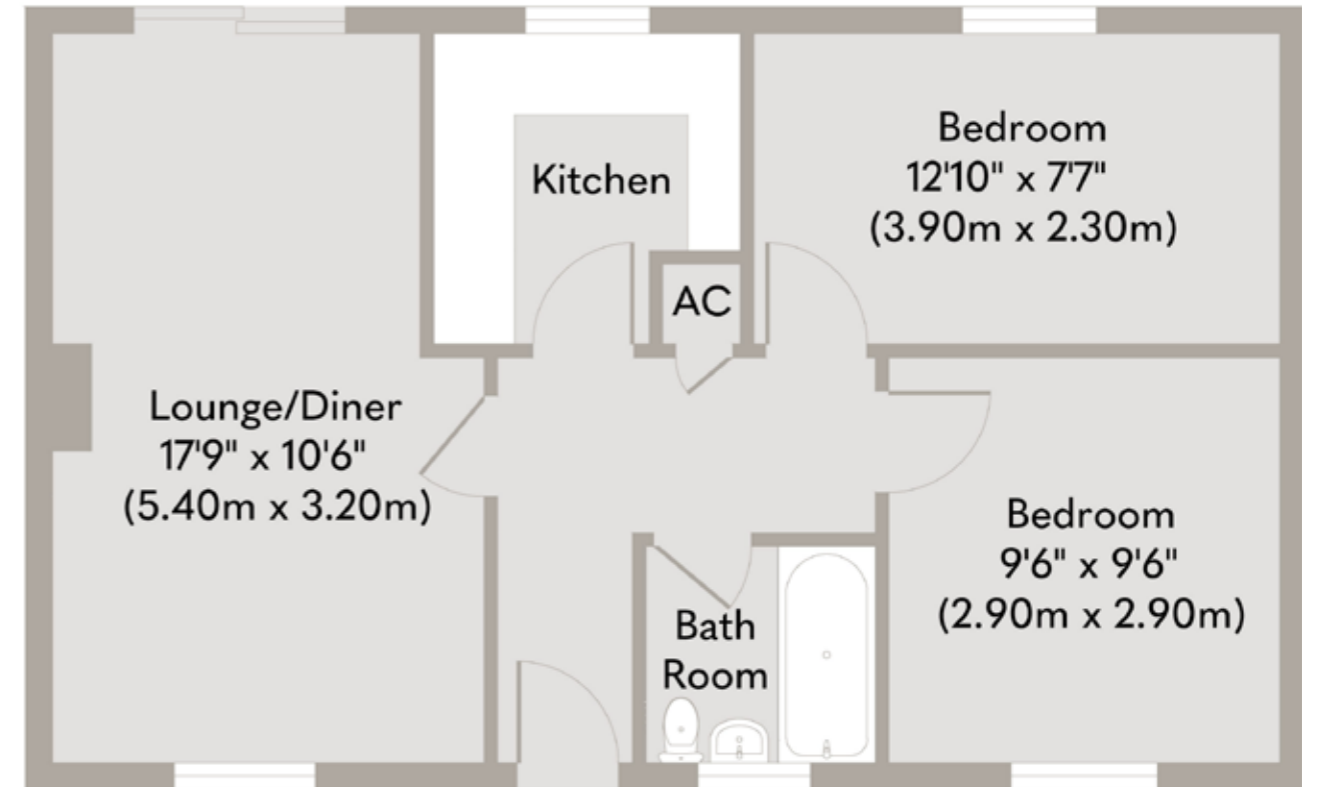
Coastal charm meets modern convenience in this delightful two-bedroom end-terraced bungalow, crafted from locally used chalk stone and radiating timeless character. Situated in the picturesque village of Thornham on the stunning North Norfolk coast, this property offers a unique opportunity to own a home in one of the region's most desirable locations.

Having served as a popular holiday let, it's no wonder Little Tern has been a favourite destination. Backing onto the peaceful community green, this bungalow provides a peaceful setting to unwind in. Imagine enjoying lazy afternoons in this tranquil space or stepping out to explore the surrounding countryside. The property comes with two bedrooms, family bathroom and open plan kitchen lounge with sliding doors to the rear patio and garden that overlooks the green.

Convenience is key, with off-street parking directly outside the property and access to a communal car park for additional space. The renowned Thornham Deli, famed for its artisanal treats and warm hospitality, is just a short stroll away, offering the perfect spot for coffee breaks, leisurely lunches, or stocking up on local delicacies.

With no onward chain, Little Tern is ready to become your ideal coastal escape. Whether you're seeking a charming bolt hole for weekend getaways or a peaceful retreat to retire to, this bungalow ticks all the boxes. The North Norfolk coast's unspoiled beauty, combined with the property's character and location, ensures you will enjoy a lifestyle filled with relaxation, community, and coastal adventures. Your dream of owning a slice of Norfolk awaits.





Ground Floor
Approximate Floor Area
529 sq. ft
(49.14 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.

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



“With no onward chain, Little Tern is ready to become your ideal coastal escape.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric storage heaters.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

F. Ref: 0380-2473-5390-2894-7311

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: ///spenders.nicely.fooling

AGENT'S NOTE

Service charge TBC. Includes access to the communal green and painting of outside windows.

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

