



THE STORY OF

# Nelson Cottage

*Burnham Market, Norfolk*

SOWERBYS



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# Nelson Cottage

3 Ulph Place, Burnham Market, Kings Lynn, Norfolk  
PE31 8HQ

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Charming Victorian Cottage Nestled in a Peaceful  
Village Setting

Elegant Sitting Room Featuring an Original  
Victorian Fireplace

Inviting Kitchen/Dining Room Perfect for  
Everyday Living and Entertaining

Beautifully Restored Period Features Throughout

South-Facing Private Garden Offering a Tranquil  
Retreat

Delightful Views Over the Historic All Saints  
Church

Idyllic Location Combining Village  
Charm with Timeless Style





As with many authentic Norfolk cottages, the charm begins even before you step inside. While a front door opens onto the peaceful street, true to local tradition, day-to-day life is welcomed through a shared arched passageway that leads into a wonderfully private rear garden and through the inviting kitchen door.

Inside, the ground floor has been thoughtfully reconfigured to create a light and flowing layout. The sitting room to the front, complete with its original working fireplace, is the perfect place to retreat on a winter's evening, while the open-plan kitchen and dining area to the rear is ideal for both relaxed family life and entertaining. The connection between the two rooms allows natural light to pour in throughout the day, enhancing the sense of space and warmth.

Period details, including fireplaces and exposed features, have been lovingly retained, celebrating the home's heritage while offering all the comforts of modern living.

The first floor offers two comfortable double bedrooms, each with their own charm and character. The principal bedroom enjoys an outlook over the rooftops and the church tower of St Mary's – a timeless view of village life. Both bedrooms are served by a well-appointed bathroom located on the ground floor, discreetly positioned just off the kitchen.

To the rear, the garden is a true hidden gem – fully enclosed, south-facing, and bathed in sunshine for most of the day. Cleverly landscaped with a patioed terrace, it is a tranquil and completely private space to enjoy summer dining, morning coffee, or an evening glass of wine as the sun sets gently over the rooftops of Burnham Market.





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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 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, and handpicked wines at Satchells - this place savours 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. If you have little ones, visit Mable's sweet shop for 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 charming home is everything one imagines when dreaming of a Norfolk village escape."



## SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

F. Ref:- 8009-0424-7729-3227-0163

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: ///

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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