



THE STORY OF

Mulberry House

Burnham Market, Norfolk

SOWERBYS



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Mulberry House

Docking Road, Burnham Market, Norfolk
PE31 8JU

Substantial Detached Home Set Within
Approximately Three Acres (STMS)

Blissfully Secluded Position
Offering Complete Privacy

Far-Reaching Countryside Views in All Directions

Four Generously Proportioned Double Bedrooms

Three Elegant Reception Rooms

Excellent Equestrian Potential with
Space for Stabling and Paddocks

Charming Artist's Studio – A Perfect
Creative Retreat or Home Office

Opportunity to Create a Self-
Contained Annexe (STPP)

A Rare Lifestyle Opportunity in a
Truly Idyllic Rural Setting

SOWERBYS BURNHAM MARKET OFFICE

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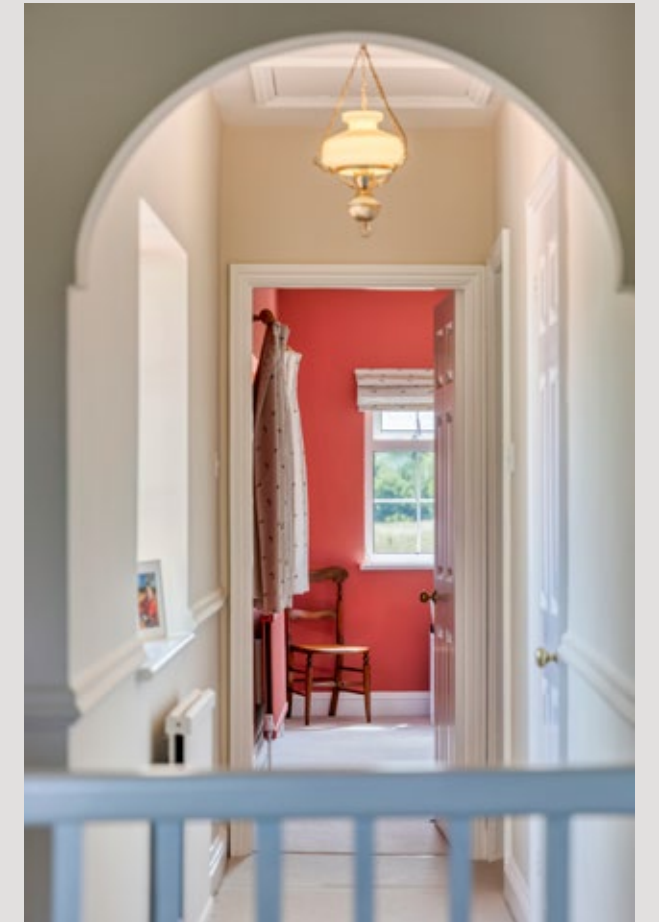


Just a mile from the centre of Burnham Market, along a peaceful and little-used country lane, you'll find Mulberry House – a substantial and beautifully presented four-bedroom detached home, set within approximately three acres (subject to survey) of grounds including established gardens and a generous paddock. Enjoying far-reaching countryside views and a wonderful sense of seclusion, the property offers the perfect balance between privacy and proximity to one of North Norfolk's most sought-after villages.

Approached via a private driveway and tucked well back from the lane, the house offers an abundance of versatile and generously proportioned living space – ideal for modern family life and entertaining alike. The ground floor flows effortlessly from one inviting room to the next, including a bright, dual-aspect reception room, a cosy snug, a playroom, and a spectacular open-plan kitchen and dining area with vaulted ceilings and French doors opening onto a south-facing terrace – perfect for alfresco dining and relaxed summer gatherings.

Upstairs, four well-proportioned bedrooms await, including a spacious principal suite enjoying uninterrupted views stretching down the garden and across the open fields beyond. Each bedroom is filled with natural light and character, creating a welcoming sense of comfort and style.

A covered carport links the main house to a double garage, which in turn gives access to two additional rooms – one previously used as a fifth bedroom, the other a workshop, offering excellent flexibility for guests, hobbies, or further development (subject to any necessary consents). At the southern end of this wing, a lovely garden room, currently enjoyed as an artist's studio, provides a peaceful, light-filled space ideal for creativity or quiet retreat.



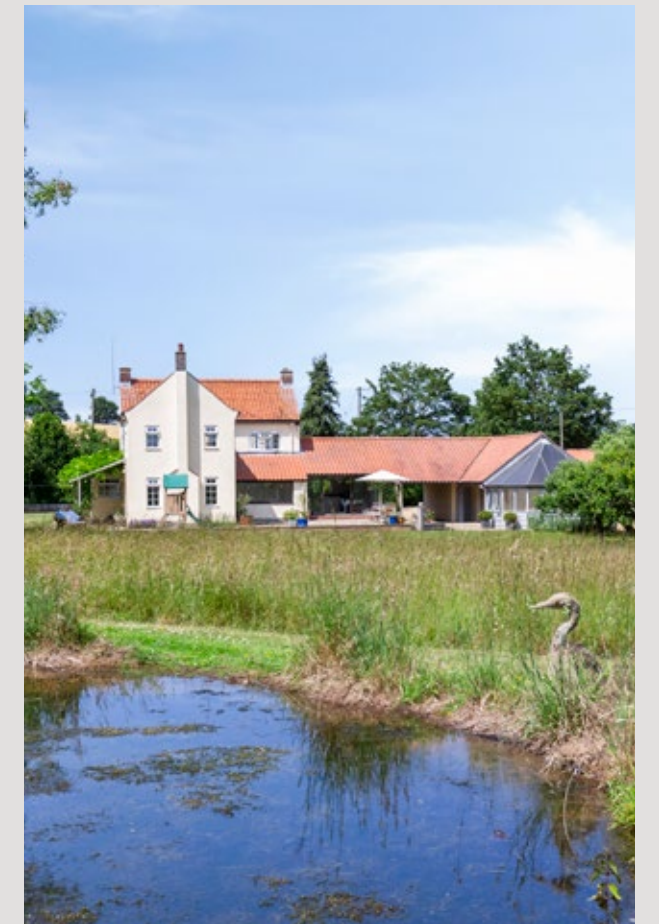


A cellar beneath the main house offers valuable extra storage or potential for a wine store.

The grounds are as adaptable as they are generous, with formal gardens surrounding the house and a large paddock to the rear – ideal for those considering equestrian use, multi-generational living, or simply enjoying the space as a natural haven for children and wildlife.

Lovingly held by the same family for two generations, Mulberry House has been the setting for cherished memories, family celebrations, and peaceful escapes from the bustle of everyday life. And with Burnham Market's boutique shops, renowned restaurants and coastal charm just moments away, the location could not be more special.







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.

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 the Vendor



“The views from the house are stunning, especially from the kitchen and the windows that look out over the woods above the vineyard.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 0760-2822-7529-9791-1691

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: ///honestly.replayed.recall

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SOWERBYS

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

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Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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