



THE STORY OF  
**Flint Cottage**

*Burnham Market, Norfolk*

**SOWERBYS**



THE STORY OF

# Flint Cottage

Burnham Market, Norfolk  
PE31 8EY

Brick and Flint  
Victorian Cottage

Cosy Sitting Room  
with Log-Burner

Kitchen/Dining Area

Patio Terrace

Two Double Bedrooms and  
First Floor Bathroom

Peaceful Village Location

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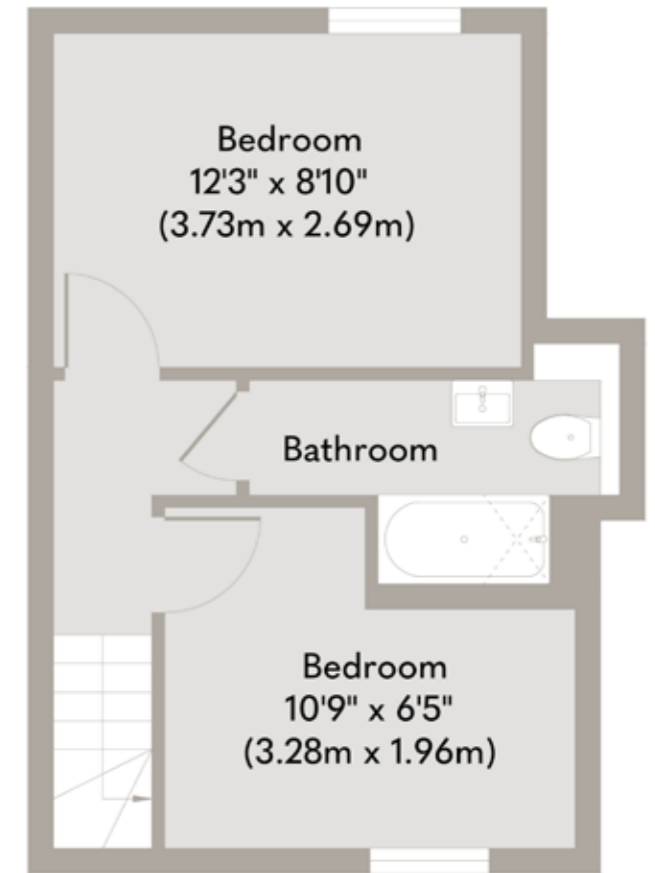
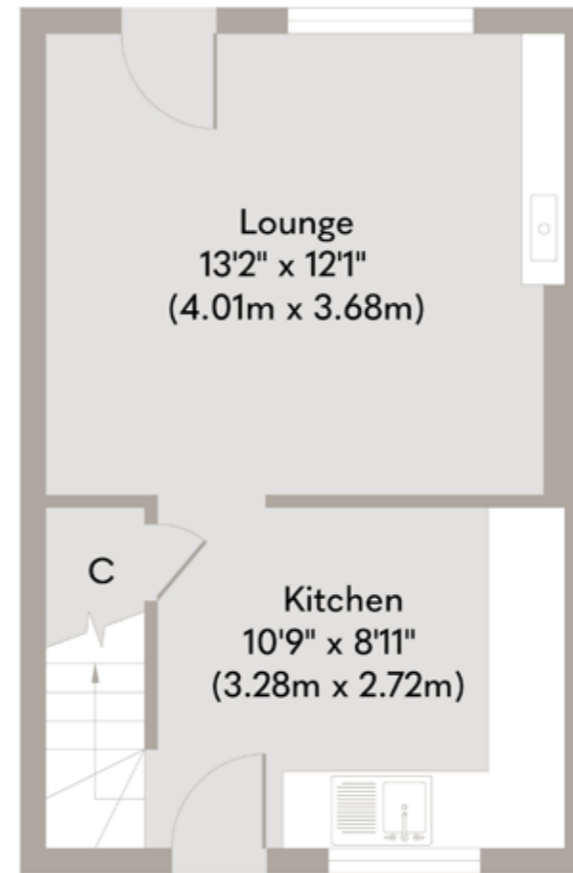
Situated towards the quieter, southern end of this popular North Norfolk village, Flint Cottage is a very pretty two double-bedroom period cottage. As is the Norfolk tradition, this property is accessed via the kitchen door at the back. The ground floor is neatly divided between an attractive and practical kitchen/dining room at the back and a cosy sitting room to the front, featuring plantation shutters that complement the west-facing windows, flooding the room with natural light. You can easily imagine relaxing in the cosy sitting room, which boasts a log burner.

Upstairs, there are two double bedrooms, with the principal bedroom featuring a wonderful panelled wall. Unusually for a cottage of this period, there is also an upstairs bathroom.

Outside, there is a small and enclosed patio garden that provides ample space for an outdoor table and chairs, as well as a BBQ. It's easy to maintain and ideal for al fresco dining. Additionally, there is a brick built shed for storage.

Flint Cottage has been the perfect place to unwind and escape the day-to-day troubles of life. It has also proven to be a popular holiday let, with guests returning year after year, drawn to its peaceful position yet being only a short walk from all the amazing amenities that this village has to offer.





**Ground Floor**  
Approximate Floor Area  
290 sq. ft  
(26.94 sq. m)

**First Floor**  
Approximate Floor Area  
285 sq. ft  
(26.47 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 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 is a very pretty two double-bedroom period cottage.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

D. Ref:- 0300-2409-1530-2305-5261

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: ///collected.triangle.noise

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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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