



THE STORY OF

The Old Forge

Burnham Market, Norfolk

SOWERBYS



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The Old Forge

Burnham Market, Norfolk
PE31 8EN

Short Walk from Burnham Market Village Green

Two Private Parking Spaces

Recently Refurbished

Three En-Suite Bedrooms

West Facing Garden

Wood Burning Stove

Generous Sitting Room

Large Kitchen Dining Room

Georgian Cottage

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Situated on Create Road; just a short walk from the myriad of amenities that Burnham Market has to offer, The Old Forge is a charming period home presented in exceptional condition throughout.

From the moment you step inside you are immediately struck by a sense of warmth and character. On the ground floor there is an inviting living room, the perfect space for unwinding or entertaining. At its heart is a cosy fireplace with a log burner set on traditional Norfolk Pamments, ideal for curling up in front of on a winter evening.

To the rear of the property, a spacious kitchen and dining area opens up to create the true hub of every home. This light-filled space is ideal for everything from lazy weekend breakfasts to hosting friends and family. French doors to the east open directly onto the garden, inviting a cooling summer breeze and creating a seamless link between indoor and outdoor living.

Upstairs, the first floor offers two generously sized double bedrooms and the principal bedroom is further enhanced by a luxurious en-suite, offering a touch of everyday indulgence, perfect for unwinding after a day at the beach or exploring the local area.

The Old Forge has been thoughtfully transformed into a contemporary home, blending the elegance of its historic roots with the comfort and style of modern living. This careful balance of old and new makes it perfect for anyone seeking a fresh start in a home with heart and heritage, a true opportunity for a new beginning in beautiful North Norfolk.



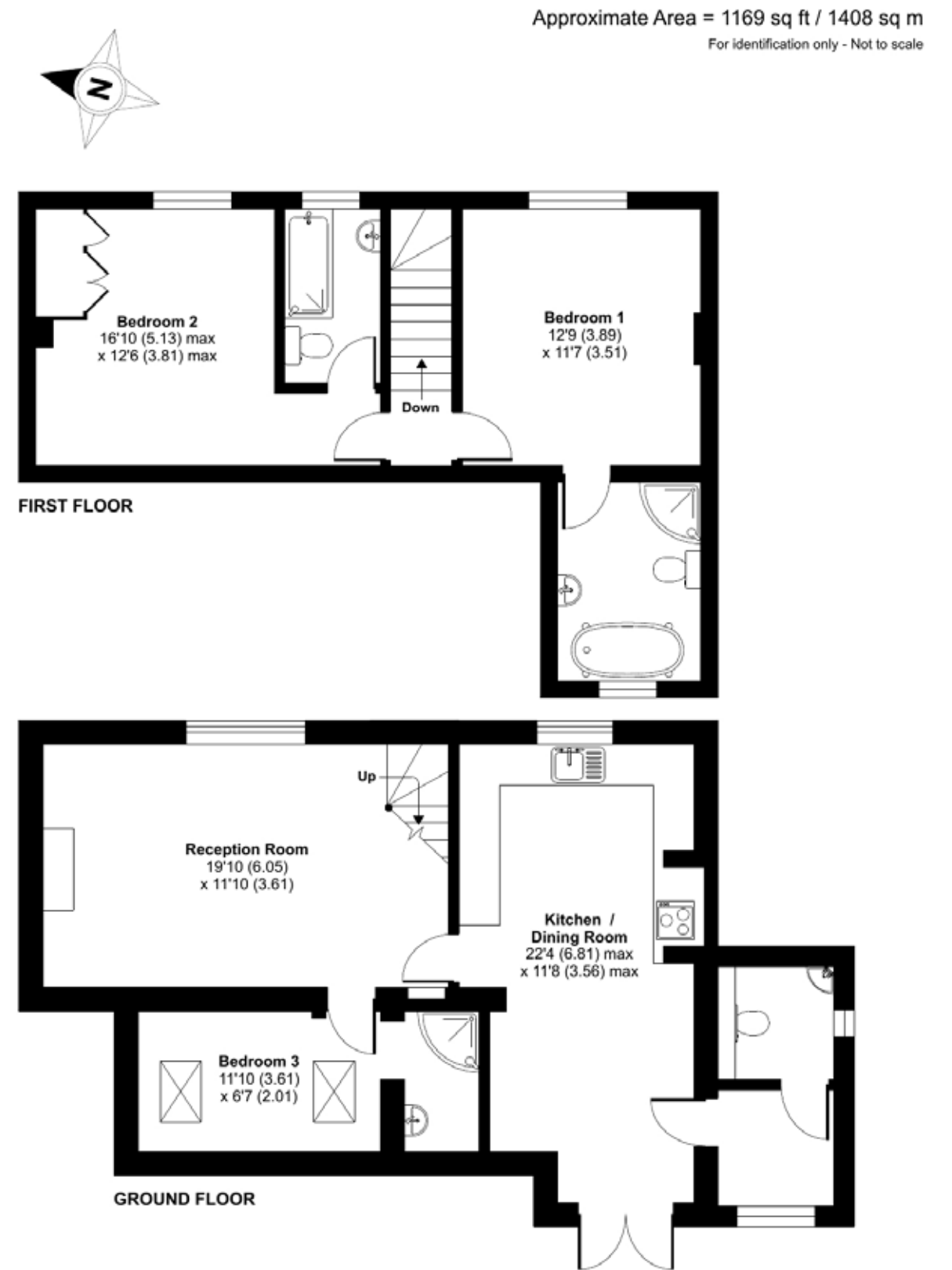
Our favourite spot in the house has to be the kitchen/dining room. It's spacious, well-appointed, and perfect for family living – it really is the heart of the home.





If we had to describe our home in three words, we'd say: comfortable, cosy, and relaxed.





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 the Vendor



Burnham Overy Staithe

“ We love to walk up to Burnham Overy Staithe and then onto the Marsh and walk along the beach to Wells next the Sea, North Norfolk has the most stunning beaches.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///altering.adapt.says

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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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