



INTRODUCING

# 19 Market Place

*Bunrham Market, Norfolk*

# SOWERBYS



THE STORY OF

# 19 Market Place

Burnham Market, Norfolk  
PE31 8HE

Two Bedrooms

Central but Hidden Location

Garage and Parking Space

Basement with Potential

Open Plan Kitchen Dining  
and Living Room

Pither Anthracite Stove

Small Patio Garden

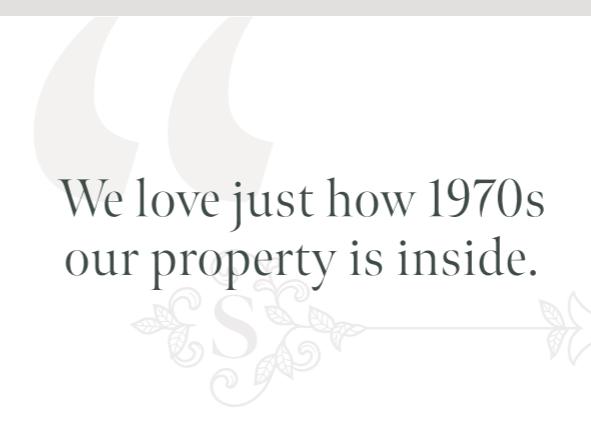
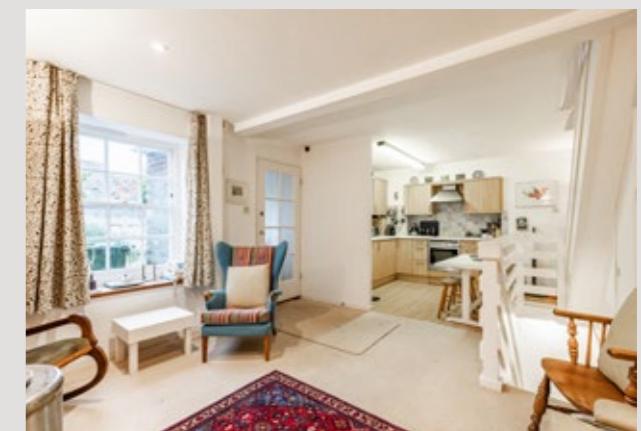
Step off the village green, through a small opening, and hidden behind the street-facing houses lies this delightfully discreet two-bedroom cottage.

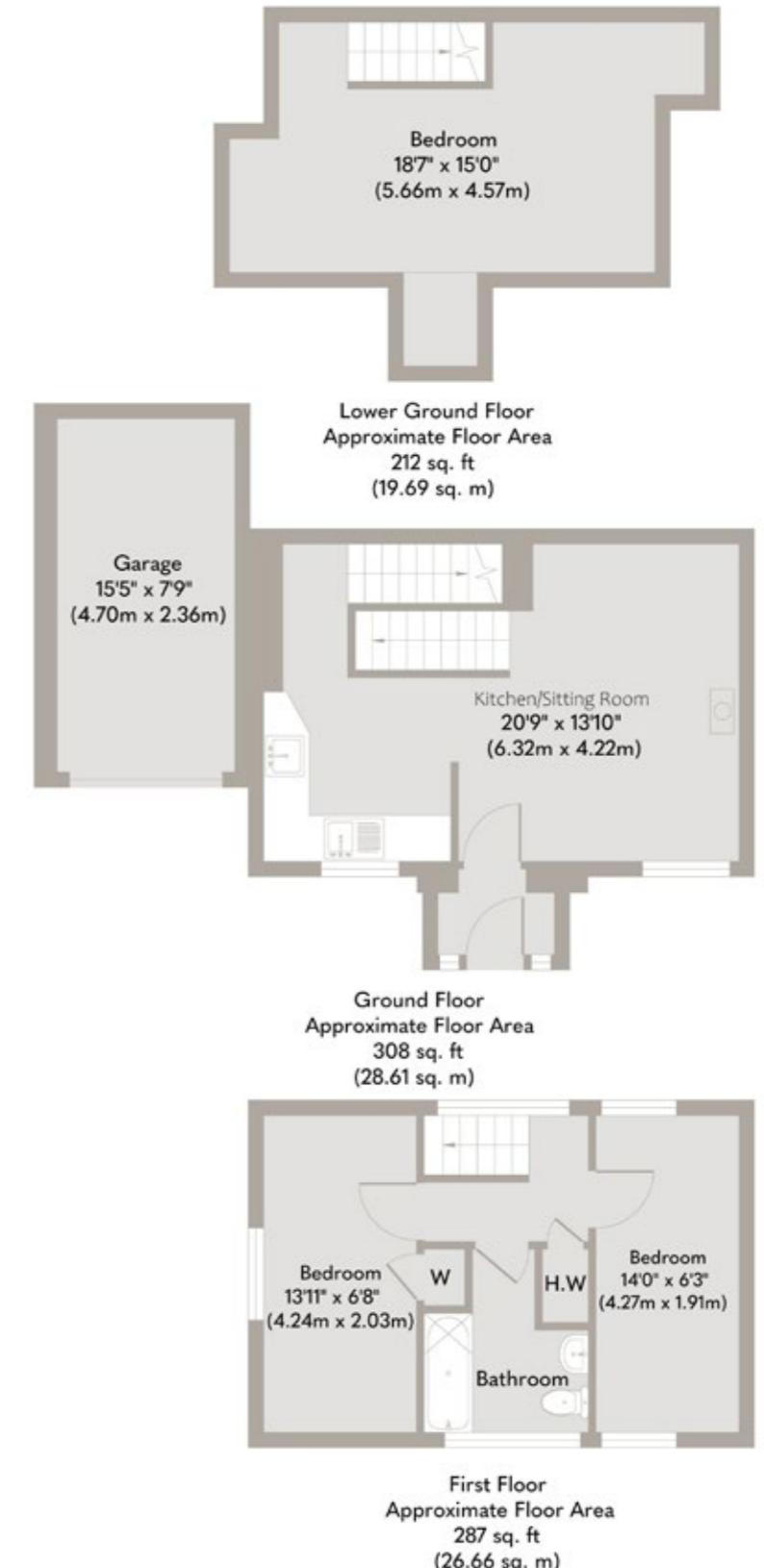
Designed and built by a local architect in the early 1970s, No. 19 has the feel of a converted mews house. Given its proximity to some of the larger houses in the village, it is easy to imagine that it may have replaced an old stable block. The living space is arranged on the ground floor and is completely open plan, yet naturally divides into a kitchen and dining area at one end and a comfortable seating area at the other, with a wonderfully stylish chrome Pither Anthracite Stove providing a central focal point.

Upstairs are two bedrooms, both fitted with built-in twin beds, which share a centrally positioned bathroom. From the ground floor, a second staircase leads down to a basement that mirrors the footprint of the rooms above. Over the years this versatile space has been used as an occasional overflow bedroom, a games room for grandchildren and a useful store room. While it cannot be classed as a bedroom, it does offer potential to become one by installing a removable glass window where the original coal chute has been infilled.

Outside, to the immediate front of the cottage, is a small cobbled garden with space for a table, chairs and a BBQ. In addition to the allocated parking space, there is also a small adjoining garage. Built at a time when cars were considerably smaller, it now serves as ideal storage for kayaks, bicycles and all the equipment needed to make the most of a North Norfolk holiday.

Number 19 has been in the same family ownership since 1970 and throughout that time has been a much-loved home from home for three generations, all of whom have cherished its peaceful setting as much as its exceptional convenience to the wonderful amenities of Burnham Market.





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

Burnham Market is one of North Norfolk's most vibrant and historic coastal villages, located around 27 miles north-west of Norwich, 5 miles east of Brancaster, and just a short drive from the sandy beaches of Holkham and Brancaster. Known for its charming period architecture and lively community, the village blends boutique shopping, fine dining, and countryside tranquillity.

At the heart of the village are three historic squares, the Central, North and South Squares, lined with independent shops, galleries, cafés, and renowned restaurants, creating a thriving hub for locals and visitors alike. Regular farmers' markets, art fairs and seasonal events foster a strong sense of community while supporting local businesses and artisans.

Burnham Market is ideal for outdoor living and leisure. The surrounding countryside, coastal paths, and nearby Holkham Estate offer extensive opportunities for walking, cycling, and horse riding, while the North Norfolk Coast, including Brancaster, Burnham Deepdale, and Holkham Beach, provides access to sailing, birdwatching, and wide sandy beaches.

With a lifestyle defined by heritage, independent retail, cultural vibrancy, and coastal proximity, Burnham Market appeals to families, second-home owners, and anyone drawn to the combination of village charm, country calm, and seaside living.



## Note from the Vendor



"The property is in a peaceful position."



## SERVICES CONNECTED

Mains water, electricity and drainage. Electric storage heating and Pither Anthracite Stove.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

F. Ref:- 2406-5543-1161-6175-1326

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: ///wealth.celebrate.exporters

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# SOWERBYS

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