



Introducing
Old Railway Yard,
Burnham Market

SOWERBYS

This is a rare opportunity to occupy a nostalgic landmark building which is part of Burnham Market's rich social history. Built in 1866, as the principal goods storage shed for the village's West Norfolk Junction Line between Heacham and Wells-next-the-Sea. Burnham Market was the largest and busiest of all its stations right up until the floods of 1953 which sadly brought about its early demise. Thereafter the building was well-maintained and used as a storage shed for traction engines for more than 40 years until 1998 when it was acquired by the current owners who converted it into their main home - and what you see today.

The entrance of The Goodshed has all the proportions of a barn conversion with its double height and, being south facing, is naturally flooded with light. What is of particular interest is the delicate parquet flooring which was acquired from the bowling alley at nearby RAF Sculthorpe when the American airbase closed in 1992.

On the ground floor there is a substantial amount of living and entertaining space which includes a large kitchen, a family dining room and a drawing room - which was originally used as a snooker room when the current owners lived there. There is also a snug, a study and a utility room and guest WC.

Upstairs there are five double bedrooms and the two largest have en-suites, whilst the other three share a very generous family bathroom.

Outside, and behind electric gates, the garden is completely enclosed and totally private. It is mostly laid to lawn with patio areas off the front and back. There is also plenty of tarmacked off-street parking as well as a separate brick-built double garage.

The current owners converted The Goodshed and created their home 24 years ago and went on to raise their family there. They still look back with incredibly happy memories of living there and as such it clearly makes the perfect family home - or home-from-home.

The property is available now on an initial 12 month tenancy.

BURNHAM MARKET

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. 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.

COUNCIL TAX

Band G.

LOCATION

What3Words - [///shampoo.caller.skid](https://www.what3words.com/#!/shampoo.caller.skid)

AGENT'S NOTES

Pets By Negotiation

Oil Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request.

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.



SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

