



THE STORY OF

Egremont

Burnham Market, Norfolk

SOWERBYS



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Egremont

Station Road, Burnham Market, Norfolk
PE31 8HA

Brick, Flint and Chalk Stone Detached Home

Three Double Bedrooms

Shower En-Suite and Family Bathroom

Sitting Room and Separate Dining Room

Private Walled Garden

Garage and Off Street Parking

Short Walk to Village Green

SOWERBYS BURNHAM MARKET OFFICE

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Quietly positioned on Station Road, Egremont is a charming detached brick, flint and chalk home, offering both character and privacy in one of North Norfolk's most sought-after villages. Set back from the road and with a walled boundary, the property provides a peaceful retreat, just a short stroll from the heart of the village.

The generous and flexible living spaces are ideal for both everyday comfort and relaxed entertaining. The sitting room is a welcoming place to unwind, with a 'living-flame' gas fire, while a separate dining room provides a more formal setting for gathering with family and friends and, by opening the double doors between them, both rooms provide a generous entertaining space. To the rear, a bright, south-facing conservatory brings the garden indoors and creates a lovely additional space to enjoy throughout the seasons.

The well-proportioned kitchen has room for a small breakfast table, perfect for informal meals or morning coffee. Practical living has been thoughtfully considered with a large adjoining utility and boot room, ideal for muddy boots after coastal walks.

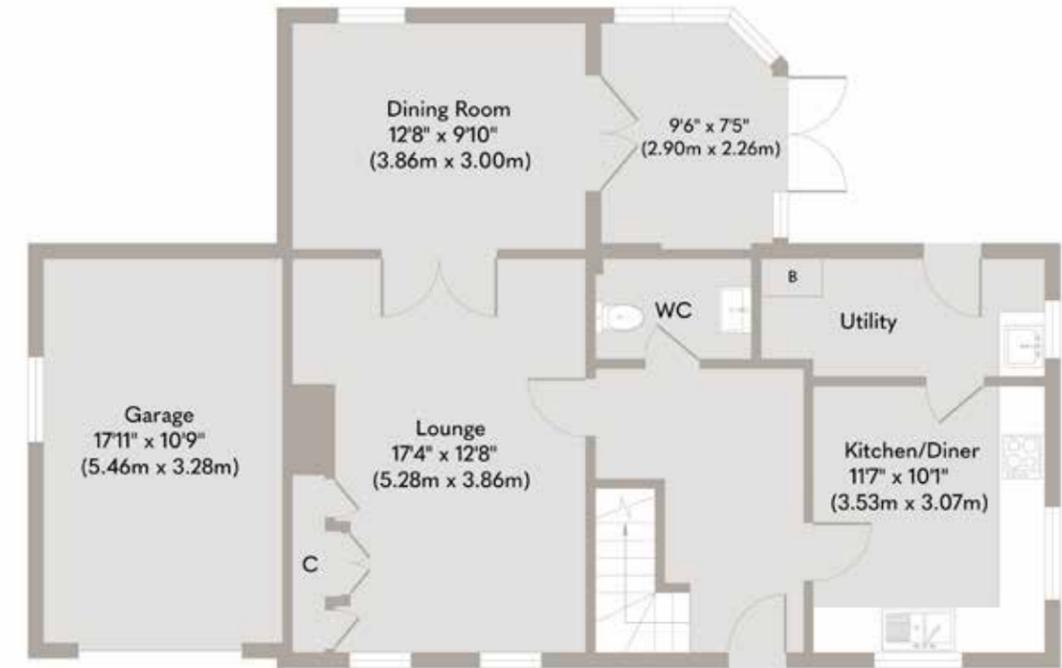
Upstairs there are three comfortable double bedrooms. The principal bedroom enjoys the benefit of its own en-suite shower room, while the remaining two bedrooms share the family bathroom.

Outside, off-street parking to the side and an attached garage provide convenience and additional storage. The enclosed rear garden is partly laid to patio and partly to lawn, offering a sheltered and secure space, perfect for grandchildren, dogs and outdoor dining during the warmer months.

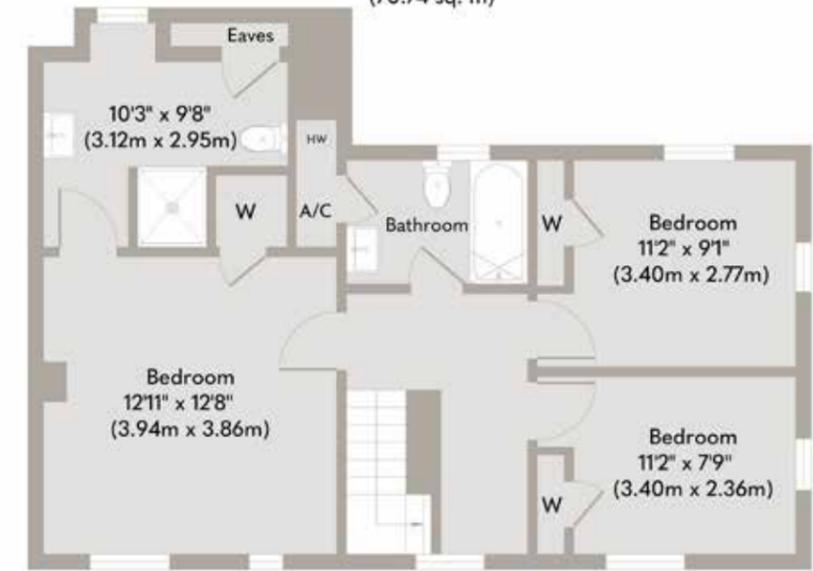
Egremont has been a much-loved home-from-home for many years, cherished for its sense of calm and privacy. Despite its peaceful setting, it is only a very short walk to Burnham Market's village green, excellent independent shops, galleries and eateries - with the beautiful North Norfolk coastline just beyond.







Ground Floor
Approximate Floor Area
761 sq. ft
(70.74 sq. m)



First Floor
Approximate Floor Area
611 sq. ft
(56.76 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

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 and cafés, and the renowned Hoste Arms hotel, 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 Sowerbys



View from the top of Herrings Lane

“...a very short walk to all the delights that Burnham Market has to offer, with the beautiful North Norfolk coastline just beyond.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 7336-2727-3500-0204-9206

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: ///cadet.chained.both

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SOWERBYS

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