



THE STORY OF

Wittons

Burnham Market, Norfolk

SOWERBYS



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Wittons

12 Front Street, Burnham Market, Norfolk
PE31 8EJ

Grade II Listed Period Cottage
Dating from the Early 1800s

Prominent Position on Front Street
in the Heart of Burnham Market

Attractive Double Fronted Façade
with Elegant Bow Windows

Characterful Sitting Room with
Log Burning Stove

Contemporary Kitchen and
Dining Room to the Rear

Three Well Proportioned Double Bedrooms

Established Garden with Patio Area, Ideal
for Outdoor Dining and Entertaining

Right Of Way Access with Potential
to Reinstate Off Street Parking

Maintained to a High Standard and
Offered with No Onward Chain

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Perfectly positioned along Front Street in the very centre of Burnham Market, Wittons is a charming Grade II listed cottage, just moments from the village green and an excellent selection of independent boutiques, cafés and restaurants. This highly regarded coastal village continues to be one of North Norfolk's most desirable locations, celebrated for its vibrant atmosphere and close proximity to the coastline.

Believed to date from the early 1800s and formerly operating as a shop, the property offers an immediately engaging first impression. Its attractive double-fronted façade is enhanced by two elegant bow windows, lending a distinctive sense of symmetry and a character reminiscent of a classic period streetscape. The result is a home of undeniable charm, rich in heritage and visual appeal.

Internally, the accommodation is arranged over two floors and has been carefully maintained to provide a comfortable and inviting environment. The ground floor is centred around a generous reception room positioned at the front of the cottage. Here, a period fireplace fitted with a log-burning stove forms a natural focal point, creating a warm and atmospheric setting particularly well suited to the cooler months. The proportions of the room allow for a variety of furniture arrangements, making it equally suited to relaxed evenings or entertaining guests.

To the rear, the kitchen and dining room provide a more contemporary contrast, offering a bright and practical space for everyday living. Thoughtfully configured, this area encourages a sociable way of life, whether preparing meals or gathering around the table. Natural light enhances the overall sense of openness, while maintaining a connection to the outside space beyond.



A much-loved holiday home for nearly 50 years, creating lasting memories for generations of the same family.





The first floor hosts three well-proportioned double bedrooms, each enjoying its own individual character and outlook. These rooms offer flexibility for family living, visiting guests or potential home working arrangements. A family bathroom serves all three bedrooms and is conveniently positioned to support the layout.

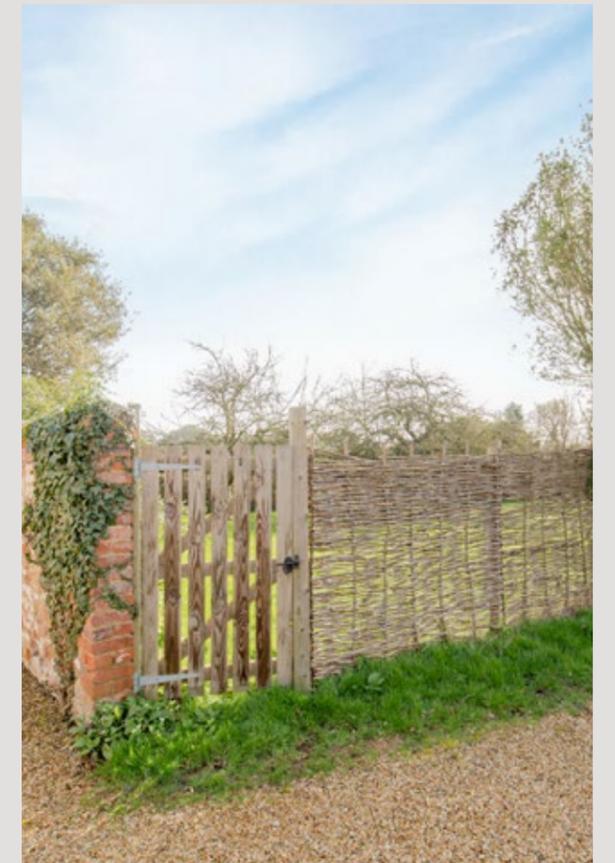
Outside, immediately to the rear of the cottage, a small patio area provides an ideal spot for morning coffee or an evening drink. Beyond this lies a communal yard, across which Wittons enjoys a right of way, leading through to the main garden. This outdoor space is a particularly appealing feature, offering a surprising sense of scale for such a central village property. Once within, the garden feels both private and peaceful, providing a welcome contrast to the activity of the village centre.

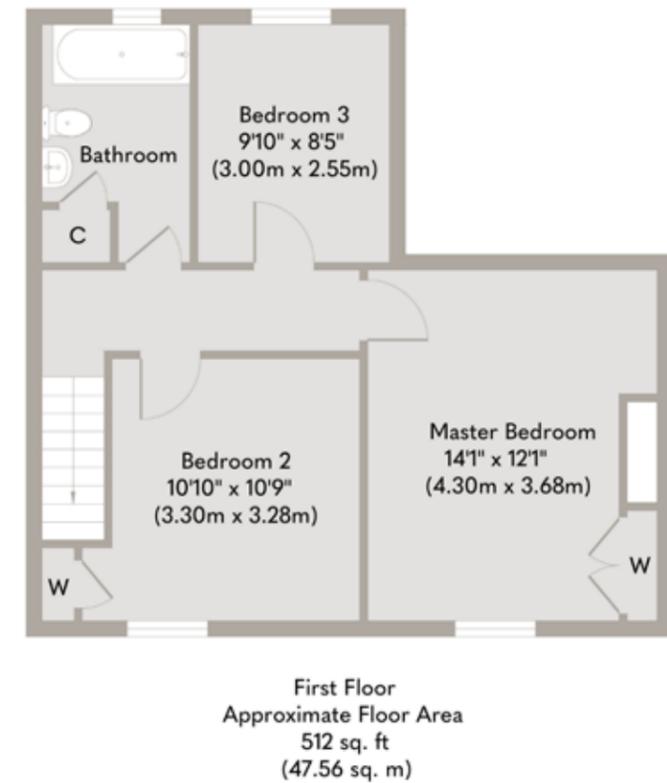
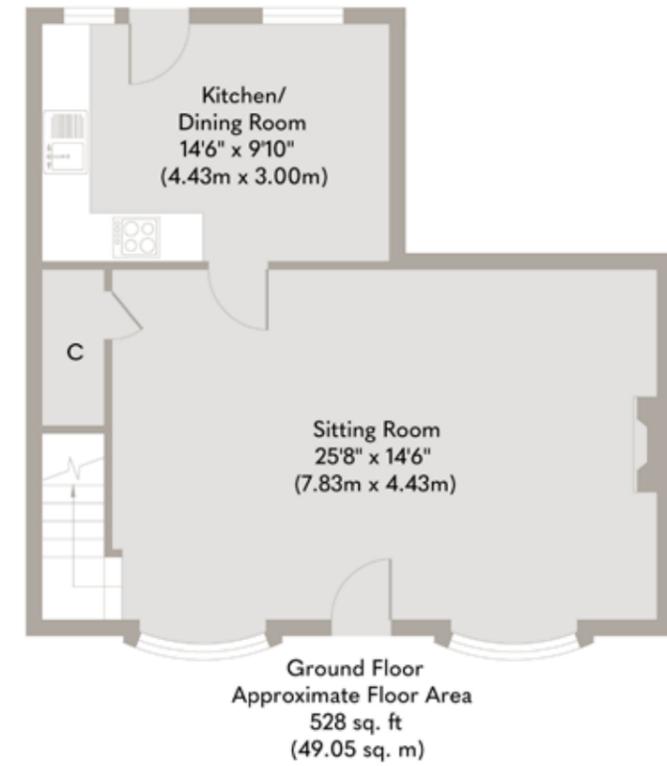
In addition, the garden has historically accommodated off-street parking. Although this area is currently arranged for garden use, the option to reinstate parking remains, subject to preference, without significantly compromising the overall space.

Wittons has been carefully looked after for nearly fifty years, serving as a much-enjoyed second home during that time. Its combination of period character, central position and adaptable accommodation presents an excellent opportunity, whether as a permanent residence, a coastal retreat or an investment within one of North Norfolk's most desirable settings.



The garden is beautifully private, with easy access for children to the nearby playing fields and tennis courts.





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 kitchen is a favourite space, filled with natural light thanks to its sunny south-facing aspect.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///committed.early.squeaking

AGENT'S NOTE

To the rear of the property is a garden, accessed via a right of way. This area was previously utilised for parking and, although now enclosed by fencing, could be reinstated if required.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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