

GUN HILL FARM

BURNHAM OVERY STAITHE • NORFOLK





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BURNHAM OVERY STAITHE • KING'S LYNN • NORFOLK

*A Grade II Listed country home hidden away
amongst beautiful grounds on the edge of Overy Marshes*

Entrance Hall • Drawing Room • Dining Room • Kitchen
Conservatory • Boot Room • Utility Room and WC

Master Bedroom Suite with Dressing Room • Guest Suite
4 further bedrooms • Family Bathroom

2 Walled Gardens • Tennis Court • Meadow
Range of Outbuildings including a large barn and a small barn totalling 6,450 sq. ft. • Pond

Gross Internal area of main house: 4,187 sq. ft.

In all, about 3.5 acres



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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

(All distances and times are approximate)



- Burnham Overy Staithe – walking distance
- Burnham Market 2.5 miles
- Norwich 39 miles
- London 130 miles



- Norwich Airport 38 miles
- London Stansted 96 miles



- King's Lynn 24 miles. (London King's Cross 1hr 39 mins)



- Royal West Norfolk
- Hunstanton Golf Links
- Sheringham Golf Club



- Fakenham



- Burnham Overy Staithe
- Brancaster



- Excellent local countryside walks along the famed Norfolk beaches and coastal path





Gun Hill Farm

Gun Hill Farm is an exquisite example of a Queen Anne farmhouse which enjoys one of the finest settings in north Norfolk, on the east side of the village of Burnham Overy Staithe.

Approached via a long farm track and surrounded by marshes and grazing meadows, the house, Dutch-gabled and with a mellow red-brick façade (c.1700) has an earlier core as evidenced by the exposed beams in the principal reception rooms and the carrstone quoins and clunch at the south-west corner.

The accommodation provides well-proportioned, panelled reception rooms with ornate period fireplaces and south-facing sash windows.

Admiral Lord Nelson, born nearby, is believed to have slept here and one of the bedrooms is named after him, (although this is not an uncommon claim in this part of Norfolk!)

To the north of the house lies a substantial range of outbuildings which includes a large barn, smaller barn and gartage to the south east of the house.





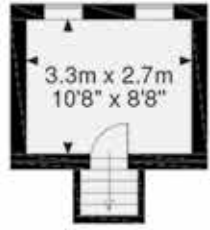
The grounds extend to about 3 ½ acres and include two walled gardens, a pond, a meadow and a tennis court (in need of attention).

BURNHAM OVERY STAITHE is arguably the most sought-after of all the north Norfolk villages; a small village fringed by marshes, the Staithe is a popular spot for sailing with its natural harbour lying at the mouth of the River Burn whilst at low tide the channel is a fabulous place to enjoy the water with family.

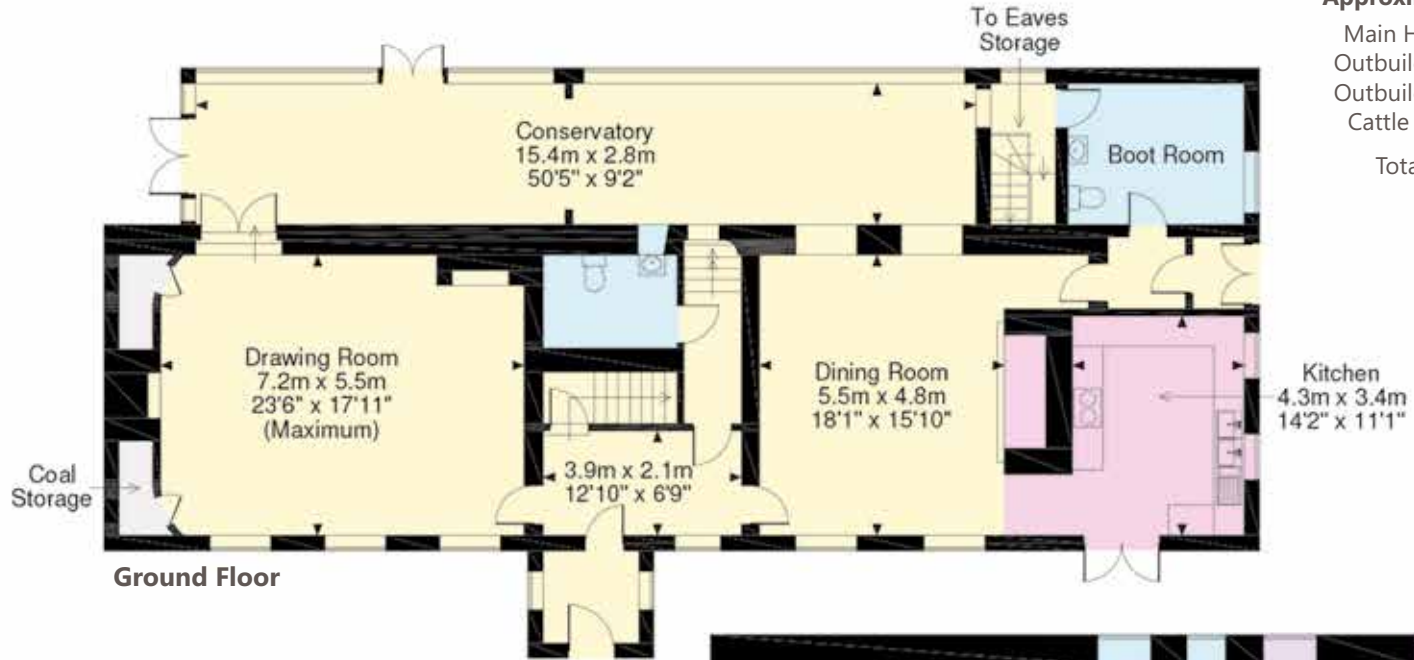
The village lies on the north Norfolk Coast, an Area of Outstanding Natural Beauty famed for mile upon mile

of sandy beaches and never-ending skylines. Just a mile inland is Burnham Market, a large, thriving village with handsome, principally Georgian properties set around a grassy Market Place. Burnham Market offers a varied selection of traditional shops and hostleries.

There are links golf courses at Brancaster (the Royal West Norfolk) and Old Hunstanton, as well as Horse Racing at Fakenham and several well-regarded shoots in the area. There is a mainline railway connection to London Kings Cross (1hr and 39 minutes) from the historic, Hanseatic port and medieval market town of King's Lynn (24 miles to the south-west).



Cellar



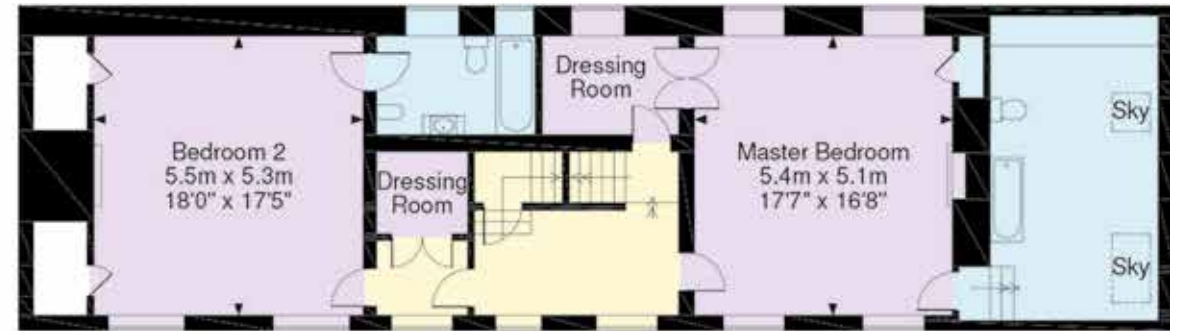
Ground Floor

Approximate Gross Internal Floor Area

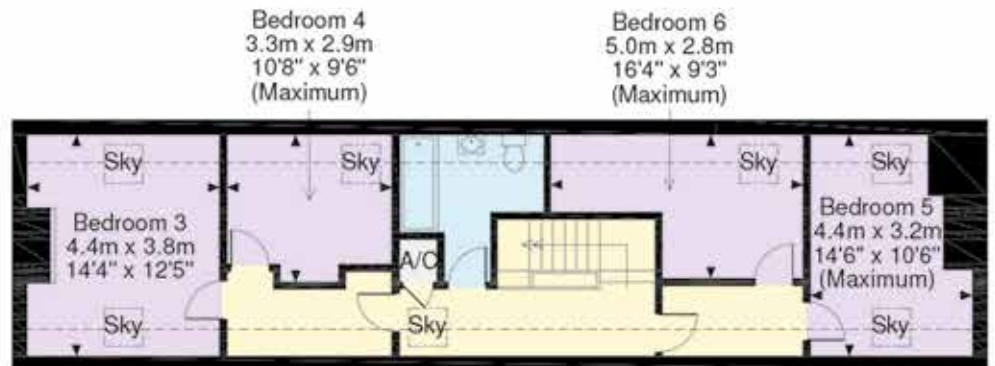
- Main House = 4,187 sq.ft. (389 sq.m.)
- Outbuilding 1 = 4,269 sq.ft. (397 sq.m.)
- Outbuilding 2 = 1,174 sq.ft. (109 sq.m.)
- Cattle Sheds = 1,004 sq.ft. (93 sq.m.)
- Total = 10,634 sq.ft. (988 sq.m.)



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

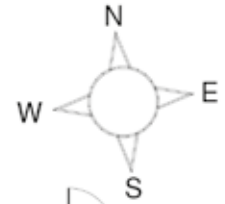
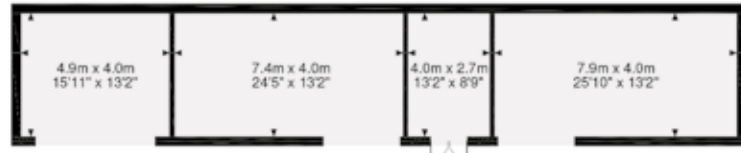


First Floor

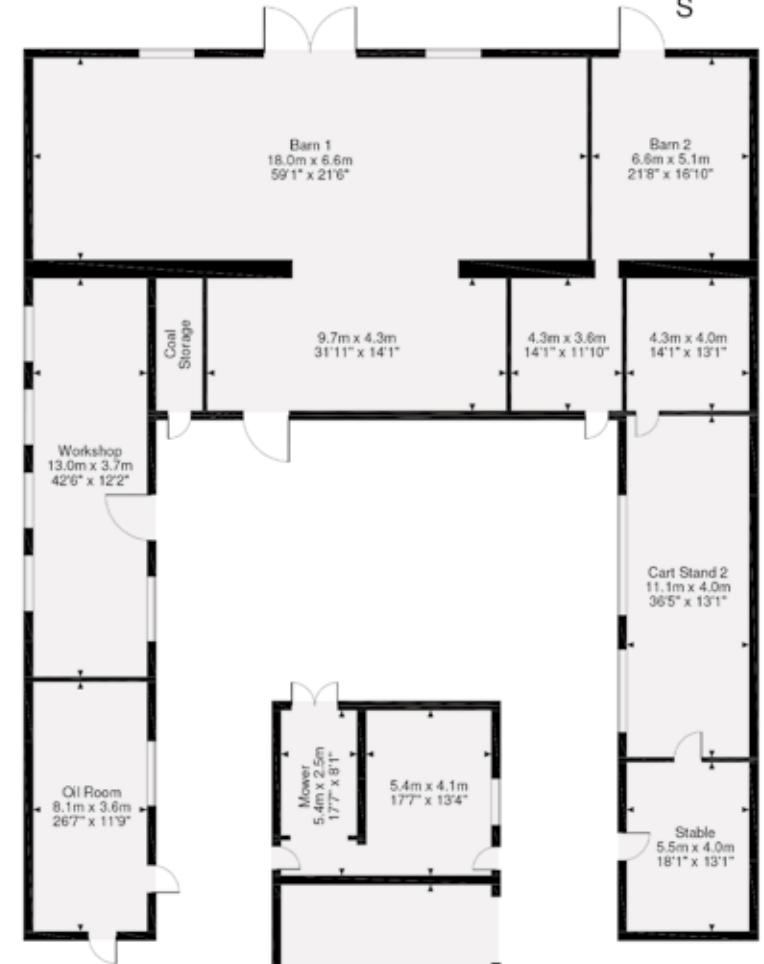


Second Floor

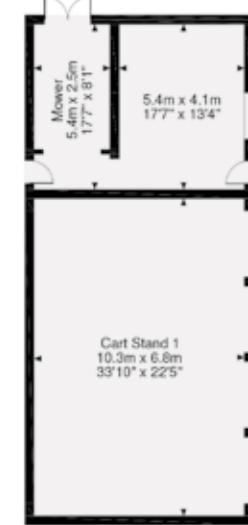
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



Cattle Sheds



Outbuilding 1



Outbuilding 2

Services

We are advised by our clients that the property has mains water, electricity and oil fired central heating. Private drainage is to a cesspool.

Local Authority

King's Lynn and West Norfolk Council 01553 616200

Fixtures and Fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, garden equipment, statuary and machinery.

Post Code

PE31 8JJ

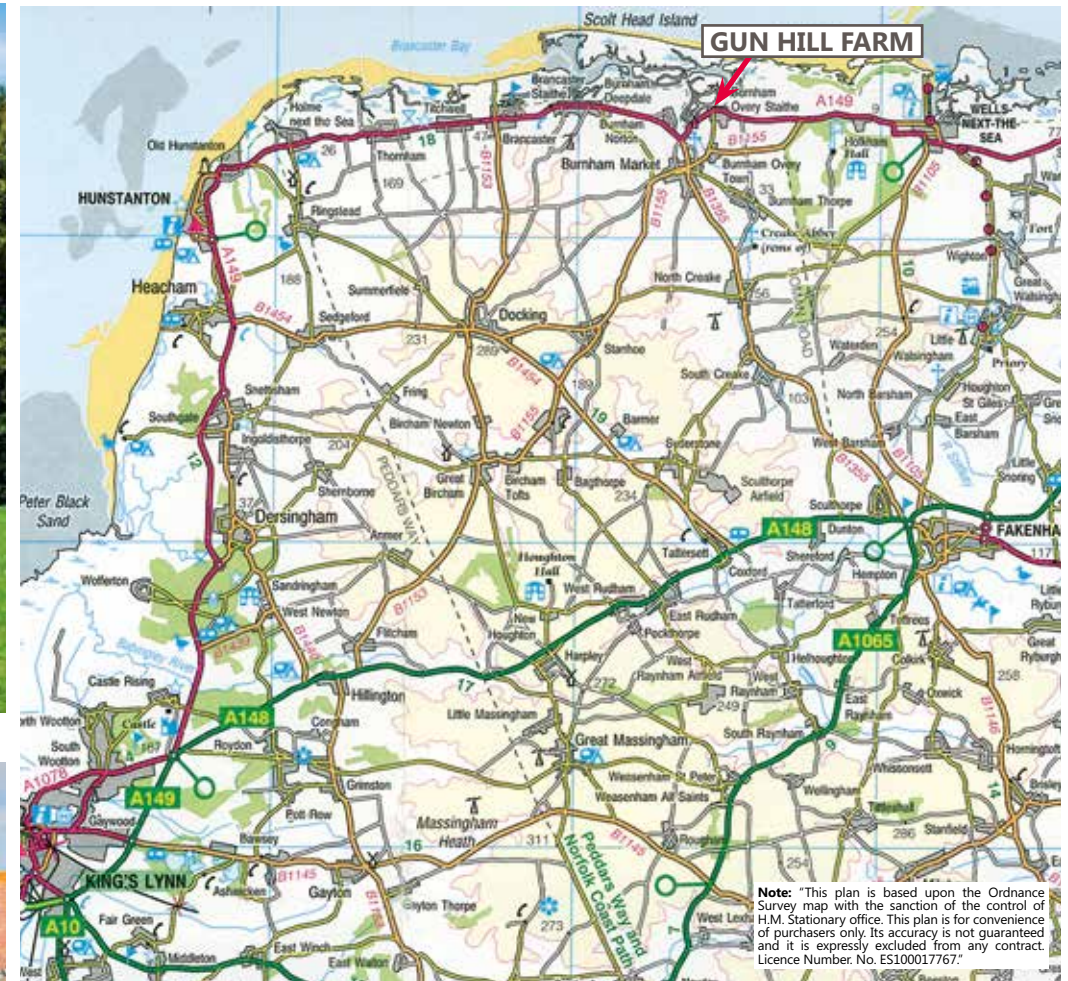
Viewing

Strictly by appointment through the vendors' joint agents Knight Frank LLP and Bedfords.

Agent's Notes

The driveway is owned by the Holkham Hall Estate. There is a covenant preventing the barns being developed as separate dwellings.





Important Notice

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