



THE STORY OF

# The Goodshed

*Burnham Market, Norfolk*

**SOWERBYS**



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# The Goodshed

8 Old Railway Yard, Burnham Market, Norfolk  
PE31 8UP

Period Property

Converted Railway Building

Five Double Bedrooms

Three Reception Rooms

Private Location

Secure Gated Site

Detached

South-Facing Garden

Walking Distance to Village Amenities

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“A private and quiet home,  
but close enough to walk to the  
centre of the village.”

**T**his is a rare opportunity to own 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.

“My favourite place in the house was the snooker room.”

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







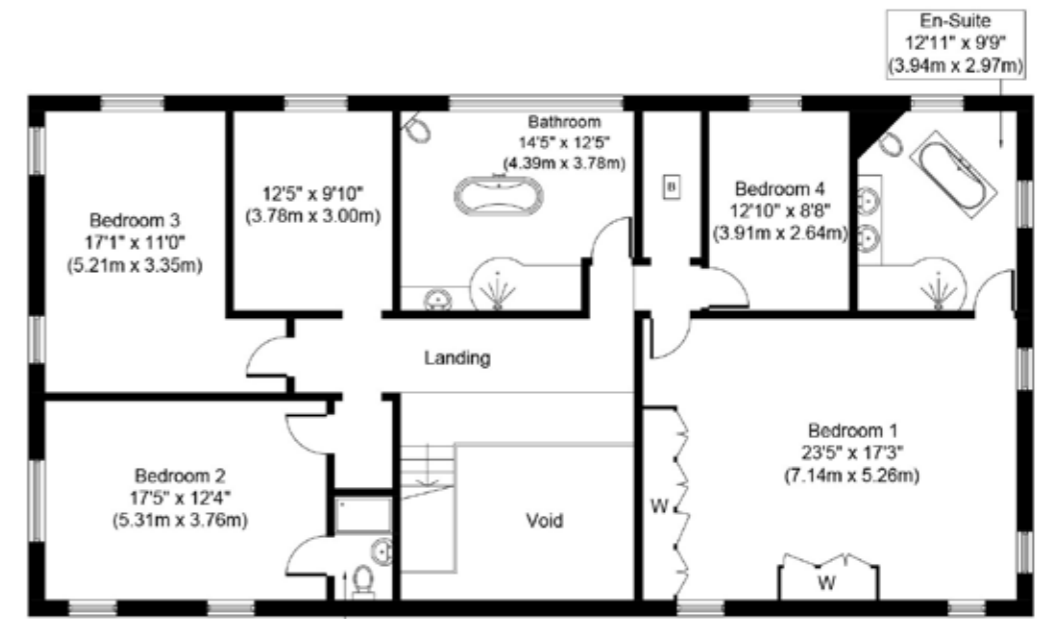
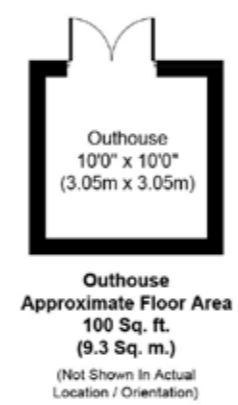
Outside, and behind electric gates, the garden is completely enclosed and totally private. It is mostly laid to lawn with patio areas off the front and back. There is also plenty of tarmacked off-street parking as well as a separate brick-built double garage.

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. It has been let on an assured-tenancy for several years so it is now in need of a little cosmetic updating, but opportunities to own such an iconic building are always rare.

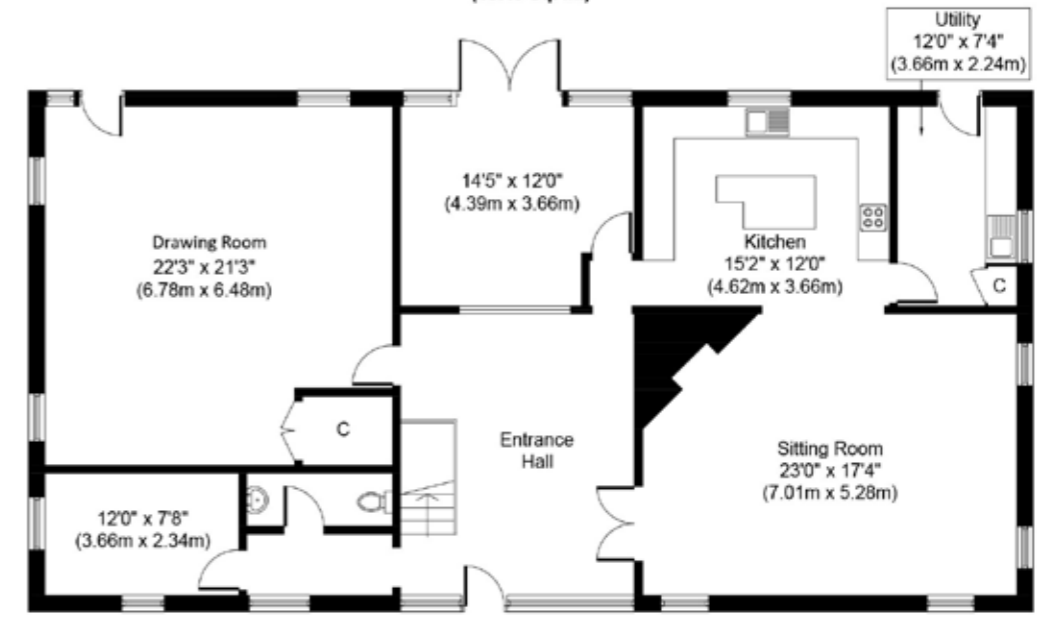




“This was once part of the railway service which was in Burnham Market.”



**First Floor**  
Approximate Floor Area  
(Excluding Void)  
1693 Sq. ft.  
(157.3 Sq. m.)



**Ground Floor**  
Approximate Floor Area  
1813 Sq. ft.  
(168.4 Sq. m.)

SOWERBYS — a new home is just the beginning

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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ALL THE REASONS

# Burnham Market

IN NORFOLK  
IS THE PLACE TO CALL HOME



Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent

browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, the jewel in north Norfolk's glittering crown.

Located close to the mouth of the River Burn, believed to be the source of its name, the village has long been associated with naval hero Admiral Horatio Nelson, who lived at nearby Burnham Thorpe.

A refined elegance permeates every aspect of village life, from the traditional homewares found at Uttings, the locals 'go-to' for household essentials, to sampling tasty treats at the Tuscan Farm Shop, Humble Pie Deli or Gurneys Fish Shop – this is a place to savour the finer things. Eating out is also a joy with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights.

Fashion counts on the Champagne coast and for chic style head to Anna's boutique or 'next gen' department store Percy Langley, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills. For a little culture, peruse Burnham Market's art galleries – the Fairfax Gallery has been exhibiting for more than 20 years and Pockocks the Artmonger has an eclectic display. Or if you have little ones in tow, don't miss a trip to Mable's – unmissable with its pretty pink frontage – where you can encourage their artistic talent with a pot painting session or treat them to a bag of traditional sweets.

It goes without saying that Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe and Burnham Thorpe, are home to some of the finest houses on the coast. Whether your dream is a Georgian classic, a traditional cottage or a sleek, contemporary house, this is an incredible place to discover your forever home.



Note from the Vendor



“This was our first house after we married and if we could, we'd move back in.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 0091-2393-6010-2299-9195

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.

AGENT'S NOTE

Please note that some internal images have been virtually staged.

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# SOWERBYS



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