



THE STORY OF

Eastgate House

Burnham Market, Norfolk

SOWERBYS



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Eastgate House

Overy Road, Burnham Market,
Norfolk, PE31 8HH



Double Fronted Georgian House

Grounds of Five Acres (stms)

Beautifully Proportioned Accommodation

Five Bedrooms

Formal Gardens

Rare Apple Orchard

Equestrian Facilities

Walled Garden

Period Features



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“The walled garden is one of our favourite spots - with its sweet chestnut and beautiful flowers...”

Set back from the road behind its private wall, and built in 1820 by the Holkham Estate, this grand house is typically Georgian with its double fronted southern elevation and wonderful proportions throughout.

Pass through the sheltering entrance porch, across those time worn flagstones, and what immediately strikes you is that sense of proportion that can only be found in homes of this expansive era. One can immediately imagine how this hallway has welcomed and played host to so many honoured guests over the last two centuries.

On the ground floor, the rooms are arranged in a more formal layout as one

might expect with a house of this period. Positioned to take maximum advantage of views over the grounds, the principal entertaining rooms are on the eastern side, with a substantial dining room and an equally grand drawing room adjacent to each other, and both with bay windows overlooking the beautiful gardens beyond.

On the other side of the central hall are the functional rooms, a kitchen/breakfast room, a laundry room and a walk-in pantry, almost all with their original Norfolk pamment tiled floors. Beyond the drawing room is the more recent addition of a morning room, which enjoys a view towards the other gardens, to the north of the house.





“We’ve loved the way the house is flooded with sunlight...”





Upstairs, there are five bedrooms, albeit one is currently used as a study. Two of these bedrooms have en-suites, whilst the remainder share a bathroom on the half landing. The study is beside the principal bedroom suite and, should you wish, the adjoining door could be reinstated to provide for a dressing room.





It is once outside that we discover that the grounds of Eastgate House are just as important as the house itself. To start, there is the immediate garden at the front, with its grandfather of a chestnut tree which, for over 300 years, has been a stoic sentinel over the house itself. Jump down over the ha-ha and you are into a wildflower meadow with its central Deodora Cedar which often provides shade and shelter for wild deer. Adjoining this, to the north, is a fenced in orchard. No ordinary orchard, there are 24 different, rare species within it, including some delightfully quirkily named apples, such as Norfolk Dumpling, Vicar of Beighton and Dr Harvey.

Coming full circle back towards the house is the walled garden, with its array of flowers, vegetable beds, fruit trees, vines and a delightful rose covered pergola running down the centre. Home to the rarest apple tree at the property, a Cannon Cooke, the only one of its kind known to exist. In the centre of these four distinct gardens is a large stable block with feed store, workshop and gardeners shed.

Finally, and making up the majority of the almost five acres of land (stms) that Eastgate House enjoys, there are two large paddocks, collectively known as Cooks Meadow, with a central pond and ancient sycamore tree which also provides a regular roosting spot for a tawny owl. The paddocks have a field shelter and a separate access drive so, should you not wish to keep your own horses, donkeys or alpacas, you could let them to others as the previous owners always did.



Eastgate House has been in the same ownership for over twenty years and has quite clearly been a much loved family home. Whilst its interior decoration is now a little colourful for modern tastes it has been extremely well looked after, both inside and out, but would now benefit from some cosmetic updating. The house is, surprisingly, unlisted so there is plenty of scope to create additional space or perhaps replace the morning room with a more aesthetically attractive extension, subject to the relevant consents and, of course, there is plenty of outside space to use.

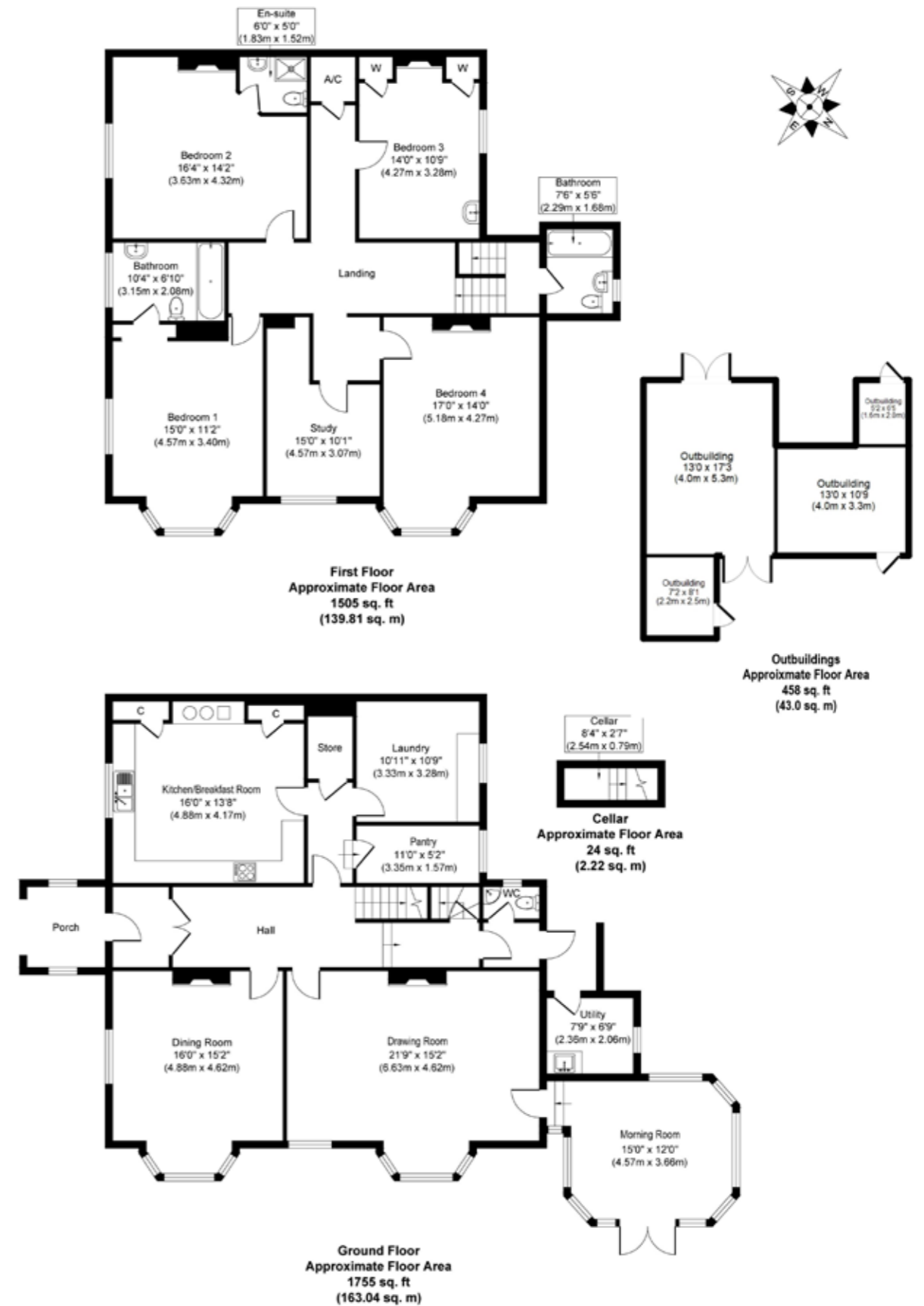


“The heritage variety orchard is very unique and rare....”





“A beautiful combination of sunlight, space and environment.”



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.

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 Pococks 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



View from Herrings Lane towards Burnham Norton

“We’ve greatly enjoyed the stunning beaches and the variety of walks...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

F. Ref:- 6700-2726-0022-1224-3673

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

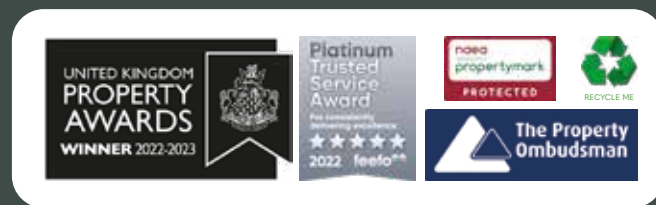
Freehold.

LOCATION

What3words: ///torso.steamed.jeeps

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