



THE STORY OF
Over Norton

Burnham Market, Norfolk

SOWERBYS

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Over Norton

Herrings Lane, Burnham Market, Norfolk
PE31 8DW



Four Bedrooms

Stunning Views Over its Village Location

Three Bathrooms

Large Plot

Detached

Large Private Garden

Discreet Property

Successful Holiday Home

Potential to Extend (STP)

Beautifully Presented Throughout



SOWERBYS BURNHAM MARKET OFFICE

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“Almost hidden away, Over Norton is a house which is beautifully presented and bound to surprise you...”

Completely refurbished throughout, only five years ago, this is definitely a house which will surprise you.

However you approach Herrings Lane, you will not fail to notice the substantial houses on either side of this quiet little road, such is the abundance of these types of properties that one could be forgiven for missing Over Norton completely.

Set well back on the eastern side, and almost at the very top of what is quite a steep hill for North Norfolk, this is a home which truly hides its light under a bushel.

From the outside it appears an almost ordinary chalet bungalow, typical of the 1970s, however once through the door it is anything but that...

Two thirds of the accommodation and living space is on the ground floor and all rooms lead off the L-shaped central hallway.

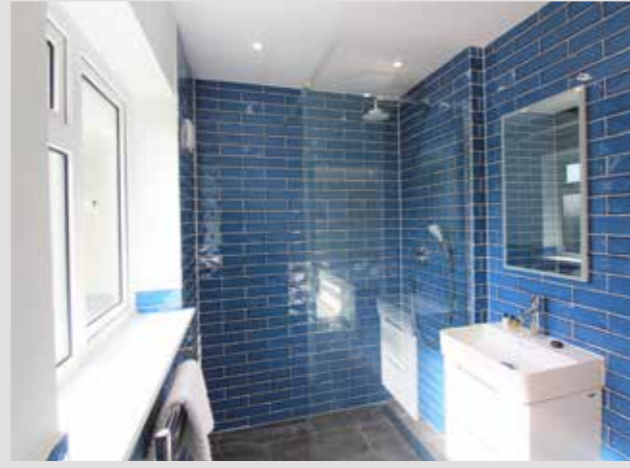
To the rear, and so as to take best advantage of those wonderful views, the living and other reception rooms are all conveniently interlinked; the sleek kitchen leads to the dining room, then double doors through to the sitting room, and then finally onto the southern side of the property with the sun room.

The principal bedroom suite is also on the ground floor, along with a further single bedroom, separate shower room, and a utility.

Upstairs there are a further two double bedrooms which share a separate shower room.

It is from here where you really can appreciate not only the size of this plot, but also some incredible views. Both the Thomas Cook Monument and the Holkham Obelisk are visible in the distance, adding to the charm of Over Norton.





Access to the rear garden is made easy with doors from both the kitchen and the sun room out to a patio terrace. The rest of the garden is laid to lawn with mature borders assuring complete privacy. This privacy is reflected to the front of the property where there is also plenty of gravelled off-street parking, as well as a separate garage which is perfect for the storage of bikes, kayaks and all the equipment necessary to help make your North Norfolk holiday perfect.

When the current owners bought Over Norton they had intended to fully replace it with a larger property. However, having spent holiday time in the next door holiday home, Saltmarsh House, a property which is almost four times larger than Over Norton, they found that they much preferred the intimacy and privacy which this home offers.

Therefore, after discovering the charm of Over Norton they retained the house and improved the interior layout - then completely refurbished it to the highest standard throughout. Since then they have thoroughly enjoyed using it as their own home-from-home, along with it also proving to be a very successful holiday let.



First Floor
Approximate Floor Area
758 sq. ft
(70.39 sq. m)



Garage
Approximate Floor Area
194 sq. ft
(18.00 sq. m)

Ground Floor
Approximate Floor Area
1,350 sq. ft
(125.44 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.

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, 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. For a spot of self-care, wellbeing boutique Aura 37 stocks a range of sustainable brands. 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 Sowerbys



“You have great access out onto the large and private rear garden.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, and drainage. Broadband connectivity.
Oil-fired central heating.

COUNCIL TAX

Band to be confirmed. Please see agent's note.

ENERGY EFFICIENCY RATING

D. Ref:- 2178-8095-7277-5378-0930

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: ///statue.croak.positions

AGENT'S NOTE

The property is currently registered as a small business and as such does not pay council tax. When previously registered as a residential property it was Band F.

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.

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