



THE STORY OF

The Walled Garden

Burnham Market, Norfolk

SOWERBYS

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The Walled Garden

Market Place, Burnham Market, Norfolk
PE31 8HE

Unique Opportunity

Full Planning Consent

5,300 Sq. Ft of Accommodation

Plot of 1.6 Acres (STMS)

Historic Setting in Walled Garden

Principal Bedroom with En-Suite
Bathroom and Dressing Room

Four Further Bedroom Suites

Three Reception Rooms

Award Winning Garden Design

Central Village Location

Completely Private

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



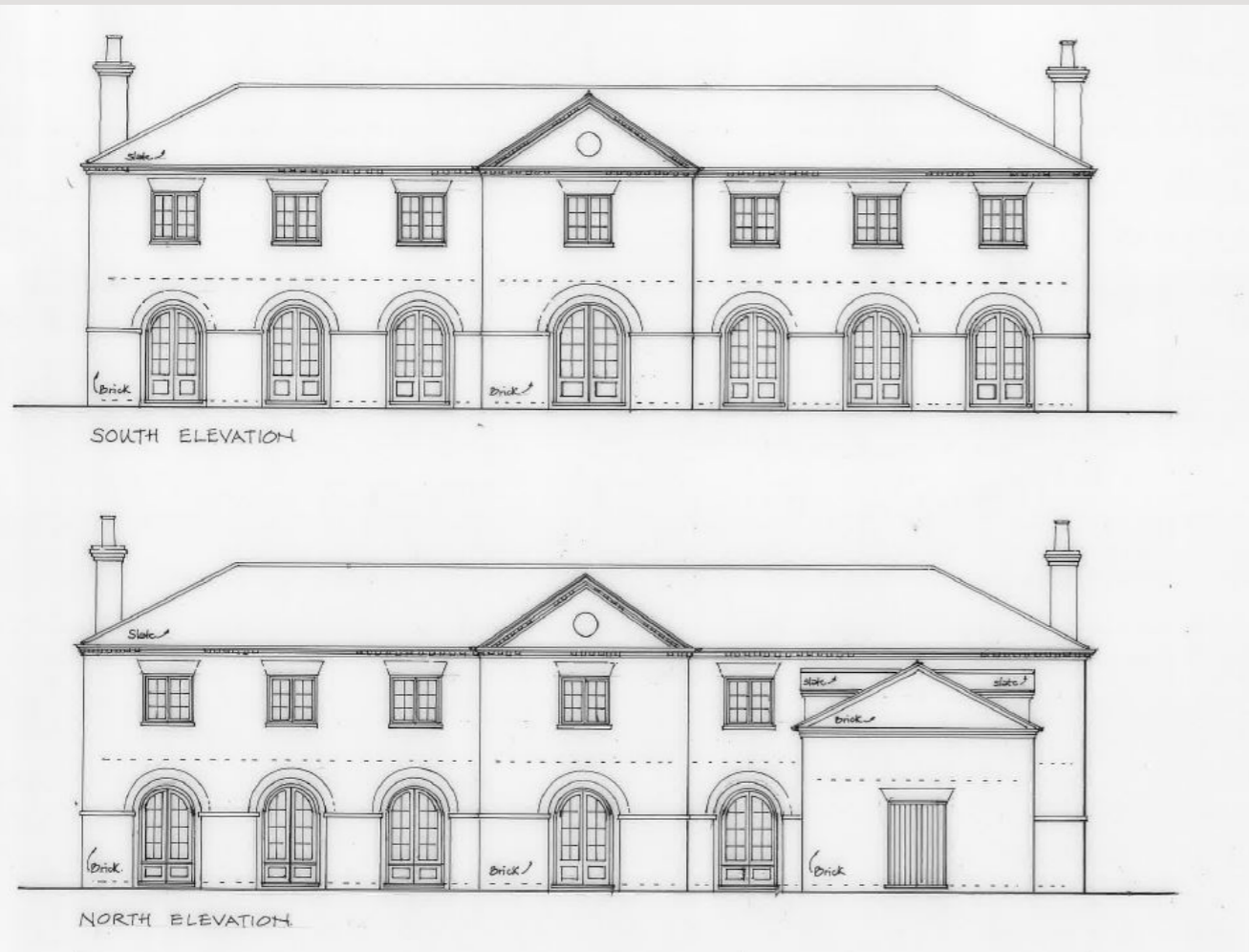
“...set in over one and a half acres of absolute privacy, yet in the very heart of the beautiful Georgian village of Burnham Market.”

Designed by one of North Norfolk's most celebrated architects, Thomas Faire, this substantial and elegant new home has all the hallmarks of Sir John Soane and clearly has been influenced by the aesthetics of both Burnham Westgate Hall and its considerable Coach House. Combining the opulent grandeur of the hall with the understated practicalities of a functional building, it is completely in keeping with its setting.

Despite its Georgian appearance, the interior is arranged in a style that is ideal for modern living. The three principal living and entertaining rooms

are arranged across the southern wing with a large kitchen/breakfast room at the western end mirrored by the equally generous drawing room at the eastern end, and separated in the middle by a formal dining room. Much like the hall, all three rooms have french windows opening out onto the south-facing terrace and all have wonderful views south over the landscaped gardens.

The more practical rooms are in the northern wing with a plant room, utility room, boot room, back stairs and the now essential home office.



PROPOSED ELEVATIONS





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. Copyright V360 Ltd 2024 | www.houseviz.com

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



The Walled Garden was originally created to provide year round produce for the occupants of Burnham Westgate Hall.

“...the garden will not only pay homage to its historical significance, but at the same time will provide a practical and aesthetic use of this wonderful open space.”

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SERVICES CONNECTED

Mains water and electricity.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property does not require an Energy Performance Certificate.

TENURE

Freehold.

LOCATION

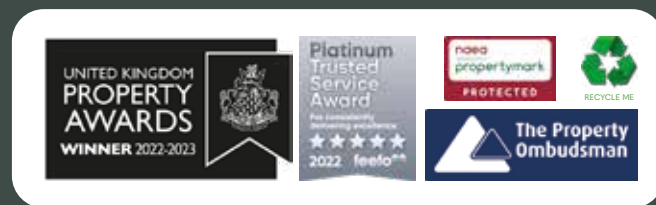
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AGENT'S NOTE

Please note that some images have been computer generated. The full planning application can be viewed here: <https://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?keyVal=RGWPY5IV0HK00&activeTab=summary>

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