



THE STORY OF

1 Moodie Cottage

Burnham Market, Norfolk

SOWERBYS

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Beacon Hill, Burnham Market, Norfolk,
PE31 8ET

Three Bedrooms

En-Suite and Family Bathroom

Period Property

High Ceilings

Private Parking

Beautifully Finished Throughout

West Facing Garden

Successful and Popular Holiday Let

External Dog Shower

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“...the sleek, shaker kitchen feels perfectly in keeping.”

Immaculately crafted throughout and with a perfect balance of tasteful colours and fittings that befit a period cottage such as this, this truly is a delightful Victorian property.

If you have any experience of visiting period cottages, the first thing that strikes you upon entering Moodie Cottage is just how generous the room sizes are, but even more noticeable is the ceiling height. This is not one of those houses where you need to mind your head or stoop to pass through any doorway, and these elevated rooms really enhance the feeling of space that you have in almost every single room. From the entrance hall a door leads into the large sitting room at the front, which has plenty of room for two large sofas,

and taking centre stage is the very pretty exposed brick fireplace and chimney stack which now accommodates a log burner. You can just feel how cosy this room becomes on a winter's night; light the fire and cuddle up in front of a good film while the winter does its worst outside.

To the rear is an equally well proportioned kitchen dining room with plenty of space for a dining table to seat six. What is particularly lovely about this room is the blend of attractive Victorian style floor tiles with the sleek, yet completely in-keeping, shaker kitchen with the oven positioned exactly where the original kitchen range would have sat. For convenience, a WC completes the ground floor.





Upstairs there are three bedrooms, with the principal having an en-suite shower room. The other double and the bunk room share the upstairs family bathroom, again an unusual benefit for a house of this lineage.



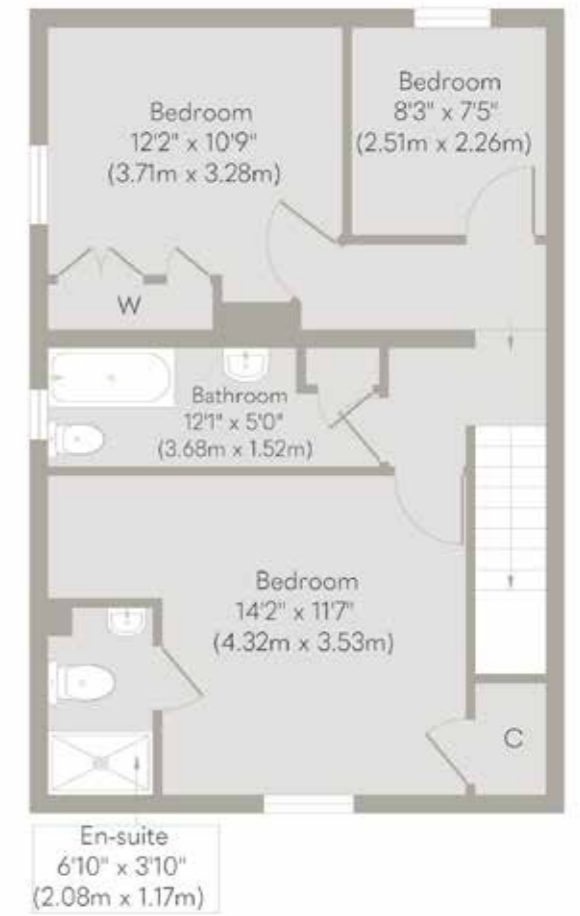
Outside, and to the front, there is off-street private parking for two cars, an essential attribute for this village. To the rear there is a large, enclosed garden, perfect for letting your two and four legged little ones run free without concern. The garden faces west but is completely open to the south, so provides for a full day's sunshine in the summer, it is mostly laid to lawn but also has a decked area which is positioned to make the most of a balmy summer's evening, sitting out there as the sun sets over the village.

An external shower is ideal for washing down dogs after muddy walks or days on the beach.

1 Moodie Cottage has been both a much loved home-from-home as well as a very successful and popular holiday let for several years. It has clearly been incredibly well maintained throughout and the current owners have loved the peacefulness and tranquillity that its location allows for, whilst at the same time being just a short walk from all the incredible amenities that Burnham Market has to offer.



Ground Floor
Approximate Floor Area
524 sq. ft
(48.68 sq. m)



First Floor
Approximate Floor Area
509 sq. ft
(47.28 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 the Vendor



Historic photo of The Green, Burnham Market

“I was told that the cottage was owned by Mr Moodie who was the first person in Burnham Market to own a motor car...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 9768-1009-8206-2157-1204

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: ///shrubby.hopefully.strategy

AGENT’S NOTE

The owner of the neighbouring property has a right of access across the driveway at the the front and pedestrian access at the rear.

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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