



THE STORY OF
Wheel House

Burnham Market, Norfolk

SOWERBYS



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Station Road, Burnham Market,
Norfolk, PE31 8EH

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Beautiful Detached House

Stunning Open Plan Living Space

Lantern Ceiling

Four Double Bedrooms

Two En-Suites

Wonderfully Designed Interior Lighting
by John Cullen Lighting

Landscaped South Facing Garden

Completely Private

Off Street Parking

Short Walk to Village Centre

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“...an incredibly light and airy living space.”

Wheel House is a stunning home, which has been recently refurbished to an exceptional standard, and is situated close to the heart of Burnham Market.

Tucked away from the hustle and bustle of this popular village, whilst at the same time being only a short walk from everything that makes Burnham Market so very attractive, the first thing you appreciate when you step inside is how peaceful it is. You are naturally drawn to

the back of the house which opens into an incredibly light and airy living space. This feeling is created not just by the generosity of the room itself but also by the beautiful and elegant ceiling lantern, as well as the full-width bi-folding doors that allow for a completely free-flowing living space in the summer months. This room encompasses the seating area with a stylish and contemporary log-burner, a dining area, and the kitchen all working perfectly together.

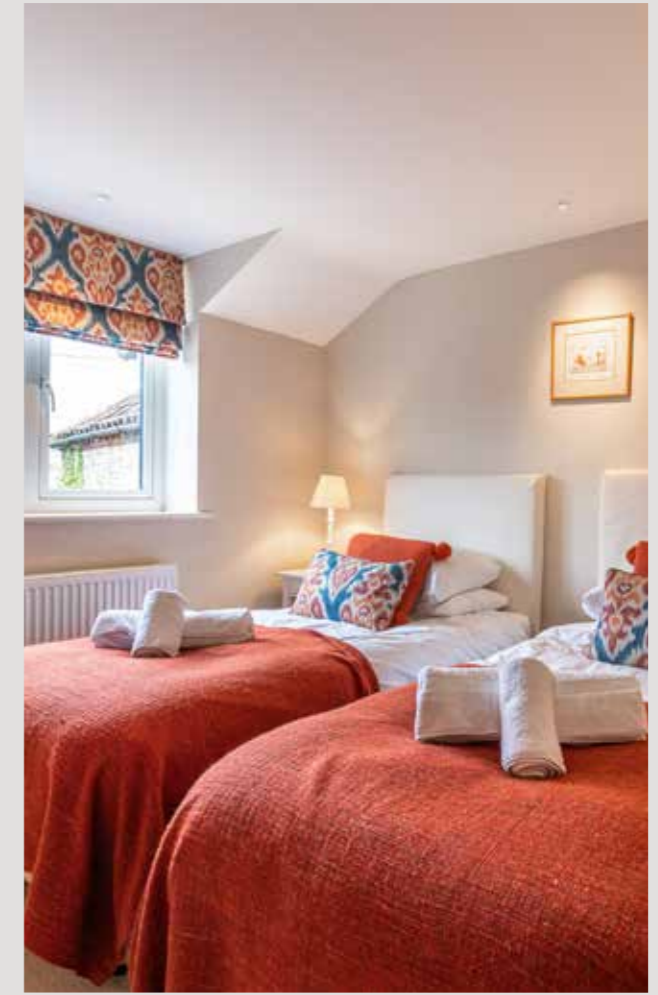


Enormous attention to detail has been used in the lighting in this house, designed by John Cullen Lighting. This includes intimate dining table lighting, a Rako system for mood lighting in the living area, recessed down lighters around the kitchen units, as well as the corniced uplighters above. This is a room that comes alive as the sun sets and can instantly create the holiday mood with just the click of a button.

Although open plan with a sociable breakfast bar delineating the space, the kitchen also leads round to a separate utility room which has a separate door back into the central hall as well as a door through to the integral storage room. Finally, there is also a double bedroom suite on the ground floor, ideal for multi-generational use.



Upstairs there are three further stylish double bedrooms with the principal suite having an en-suite shower room while the other two share a family bathroom.



Outside and to the front there is off-road private parking for three cars, an absolute essential for this part of Station Road where parking can be at a premium during the holidays.

At the back lies a breathtaking private garden meticulously landscaped, south facing and completely secluded. This outdoor space features a paved patio right off the house, ideal for outdoor dining. Beyond, lush lawns are embraced by well-tended mature borders, where silver birch trees offer shade during summer days. Moreover, tucked away on the eastern side is a decked area perfectly suited for a hot tub, allowing you to bask

in the late afternoon and early evening sun. Garden lighting automatically brightens up the surroundings as dusk settles in, adding a peaceful atmosphere for unwinding. Fully enclosed, this garden ensures a safe space for children to play and explore freely.

Wheel House really is a gem. The careful thought which has gone into the design and appointment of its individual features and lighting is clear to see, with details adding to the special feel and comfort of this house. Given its location so close to the centre of Burnham Market and the off street parking, Wheel House offers a rare opportunity.





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



“This residence showcases an exceptional level of attention to detail. Having been lovingly restored, the quality craftsmanship that went into this property is unmistakable.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Property is currently registered as a small business.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///removable.tripling.goals

AGENT'S NOTE

Wheel House is registered as a small business and as such does not pay council tax. Prior to the change in registration it had a banding of D.

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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