

BRAMBLE



COTTAGE

Thornham, Norfolk





INTRODUCING

# Bramble Cottage

High Street, Thornham, Norfolk  
PE36 6LY



Detached New Build Home

Four Double Bedrooms

Ground Floor Bedroom Suite

475 sq. ft. Open-Plan Living

Central Village Location

Private and Peaceful

Fully Enclosed South Facing Garden

Large Multi-Use Car Port

Gated Secure Parking

Log Burner

Traditional Brick and Flint Exterior



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“Tucked away in a private and discreet little oasis of similarly attractive houses.”

Tucked away in a private and discreet little oasis of similarly attractive houses, Bramble Cottage is a large four bedroom detached new build home set within a generous and private plot.

The balance of living space and accommodation in this attractive brick and flint house is perfect for modern living whether as a main home or as a holiday home.

On entering Bramble Cottage, you are naturally drawn towards the welcoming french doors and through into the substantial open-plan kitchen, dining and living room to the rear. At over 475 sq. ft. of living space this is a substantial room, naturally segmented into three spaces.

The kitchen units form a ‘U’ shape that not only provide ample work space, but also a

sociable breakfast bar, ideal for an intimate chat over morning coffee, a kitchen supper or simply pre dinner drinks while the food is prepared. There is plenty of space for a dining table at the southern end of the room and with both sets of french doors open to the garden, you can easily picture this light and airy space filled with excited chatter in the morning as the day’s adventures are planned or filled with giggles at supper time as the family recount their day’s heroics!

Finally, there is the seating area which is set back and focusses on the log burner - where better to curl up after a wind swept winter’s walk on Thornham Beach than here.

There is a separate utility room with its own side entrance which is ideal for shaking off muddy boots or sandy sandals and there is also a ground floor study, home office or snug.





Upstairs there are three double bedroom suites, the principal has an en-suite shower room, whilst the other two share a family bathroom. In addition, one of the bedrooms also has a walk-in dressing room. The fourth bedroom suite is on the ground floor so ideal for guest, or indeed single story living, allowing your guests free reign upstairs when they visit.

Outside and to the front, there is walled and gated off-street parking for several cars. But most importantly, there is the open-sided oak and pantile cart shed, which is not only ideal for car storage but also perfect for winter boat storage. Such is its size, it could even be used as an outdoor sheltered entertaining space that the British summer weather cannot spoil!

To the rear, the garden consists of a patio immediately adjacent to the living room, followed by a lawned area. It is south facing and is completely enclosed, ensuring that, with the wall and gate at the front, this home provides a safe environment where both your two-legged and four-legged loved ones can roam freely with peace of mind.







Carport

**GROUND FLOOR** *Approximate Floor Area 885 sq. ft (82.2 sq. m)*

Bedroom Four 12'8" x 9'7" (3.86m x 2.92m)

Study 10'4" x 6'4" (3.15m x 1.93m)

Utility 6'8" x 6'2" (2.03m x 1.88m)

Kitchen/Reception Room/Dining Room 25'6" x 19'4" (7.77m x 5.89m)

**FIRST FLOOR** *Approximate Floor Area 745 sq. ft (69.2 sq. m)*

Bedroom One 16'6" x 11'4" (5.03m x 3.45m)

Bedroom Two 12'0" (max) x 12'0" (3.66m x 3.66m)

Dressing Room 9'2" x 5'2" (2.79m x 1.57m)

Bedroom Three 10'6" x 8'8" (3.20m x 2.64m)

Carport 17'8" x 17'8" (5.38m x 5.38m)

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.

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ALL THE REASONS

# Thornham

IN NORFOLK  
IS THE PLACE TO CALL HOME

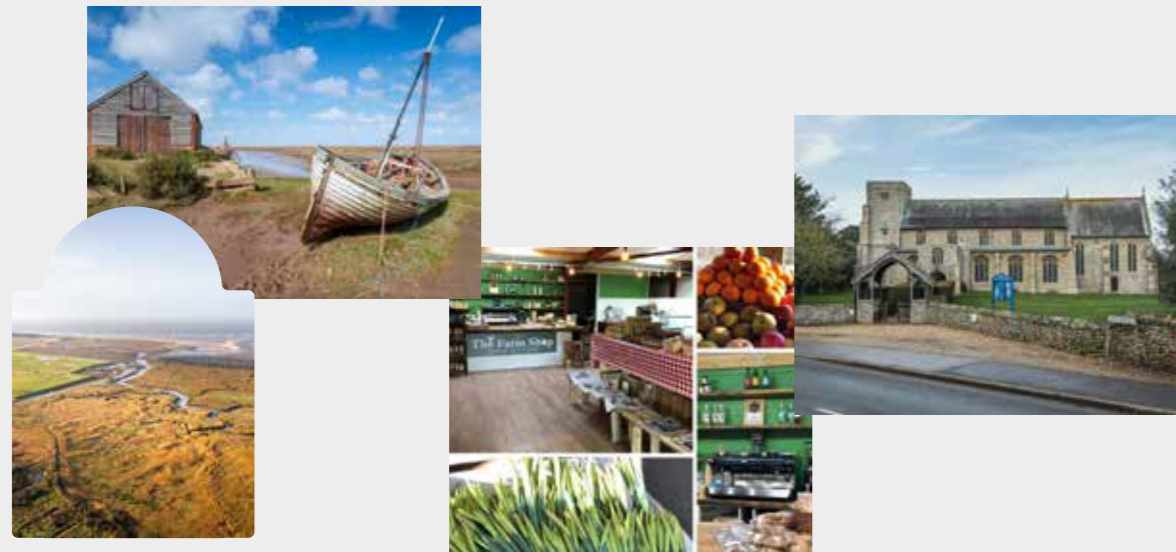


Thornham may just be the quintessential Norfolk coastal bolthole. With plenty of brick and flint cottages and larger period homes just a short walk from the water's edge and nature reserve, dig a little deeper and you'll also discover it is a fantastic foodie hotspot with a clutch of award winning pubs and eateries, along with a boutique retail park. Once a largely forgotten village on the run between Hunstanton and Burnham Market, over the past decade Thornham has evolved into a chic stop.

Historically a centre of trade and seafaring, the village was used by the Romans and saw fierce conflict between smugglers over the centuries until the harbour silted up in the early 20th century. Many of the traditional fishermen's cottages have been gentrified with a soft palette and contemporary coastal style and life now moves at a calmer pace.

Start the day with a slow brunch at Thornham Deli before picking up some nibbles at the food counter or browsing its quirky lifestyle store. Then, continue your retail therapy a little further along the coast road at Drove Orchards, which seems to have something fresh each season. Or take it easy and fill your basket at the Farm Shop – with a small meat counter, deli, bakery and pantry selection, plus a satellite of Gurneys Fish Shop next door, dinner's sorted. Open Sky Cycles can also be found here, offering bike hire, making this a great base to leave the car and explore on two wheels.

Drove Orchards is also home to the original, award winning Eric's Fish & Chips and Eric's Pizza, located in a neighbouring Yurt, where traditional dishes have been given a contemporary spin. But if you are looking for good pub grub, head to The Lifeboat Inn or The Orange Tree – both located within this small but prominent village. While some stumble upon Thornham by accident while touring the coastline, there are many who have decided to make it a place to call home.



Bramble Cottage



## SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating. EV charging point connected.

## ENERGY EFFICIENCY RATING

B. Ref:- 0360-3273-2240-2897-2015

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: ///member.scrapped.suspended

## AGENT'S NOTE

Some images have been virtually staged to show how the property could look once furnished.

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.



# SOWERBYS

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