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THE STORY OF

The Bell Tower

Thornham, Norfolk

SOWERBYS

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The Bell Tower

High Street, Thornham, Norfolk
PE36 6LY

Stunning Former School

Gothic Architecture

Three Double Bedroom Suites

Gated South-Facing Garden

Beautiful Kitchen/Breakfast Room

Vaulted Ceilings

Sympathetically Modernised

Central Village Location

Grade II Listed

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“This is a luxurious and unique home.
We have loved living in real village history.”

As the electronic gates open before you, one cannot fail to be impressed by the Gothic architecture of this wonderful period home.

Built in 1856 by a wealthy local banker, but more recently transformed into the beautiful property we see today, The Bell Tower extends to more than 2,000 sq. ft.

and is as impressive on the inside as it is on the outside.

Upon stepping through the original solid oak door, you enter a central vestibule which is located directly below the school bell and grants access to the two principal ground floor reception rooms.

Cross the Victorian-style tessellated tiled floor and you are into the stylish kitchen/breakfast room with a wrap-around shaker kitchen, fitted as new only four years ago and is a perfect balance of practicality and sociability. There is a subtle nod to the past in its use of a butler sink and the oven being fully inset into a space feels as if it may once have hosted a cast iron range.

From here you step into the wondrous proportions of the reception and dining room. With it full double height at the dining end this is yet another space which impresses with an almost cathedral-like full height mullioned window allowing plenty of natural light into this 600 sq. ft. room. The seating area and library both have a more usual ceiling height and as such this part of the room has a more intimate and cosy feel to it. Central to this space is the grand stone fireplace with log-burning stove, which means you can picture curling up in after a wind swept winter's walk on Thornham's beach.

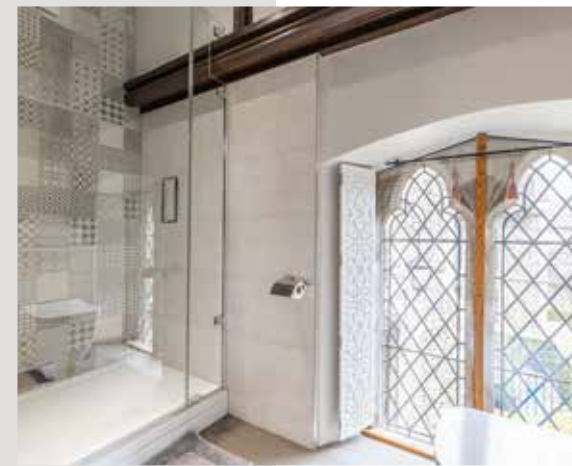
A further door takes you back out to the entrance hall and there is also a guest WC, as well as a utility room with its own separate entrance so ideal for corralling and washing down muddy or sandy legs, whether those be two or four-legged little ones.





Take the tactile and rather grand staircase up to the first floor where there are three incredibly generous double bedroom suites.

All three have individually designed en-suites but it is the principal bedroom which is the most breathtaking. With its softly vaulted ceiling with exposed beams and a mezzanine which overlooks the dining room below, this really is a wonderful and imaginative use of the space. Given that it also has a walk-through dressing room and sumptuous bathroom suite, is it any wonder that the owners have furnished the bedroom with a grand four posted bed, this is a room which befits a regal bed.



The entire outside space is completely enclosed and gated, to the rear is a small patio area whilst to the front, what was once a place for hopscotch, blind-mans-buff and conkers is now a south-facing garden and gravelled parking area with room for several cars. There is a paved terraced seating area just outside the property and the owners have very much loved sitting out here on a summer's evening and watching as people walk by and stop in their tracks to admire the stunning architecture of their home.



When the current owners bought The Bell Tower they immediately set about refurbishing it to the incredible property we see today. This has included re-roofing, secondary glazing of those beautiful original mullioned windows, installing a new kitchen and all three en-suites. The finish throughout is impeccable and they have loved living in what is, and always will be, part of the historical fabric of Thornham...





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

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.



Note from the Vendor



“A home to enjoy all year-round.
If it's raining, I will sit with a book, in one of the window seats, with the fire on.”

THE VENDOR

SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///spires.staining.jukebox

AGENT'S NOTES

Grade II Listed. The property is registered as a small business and as such does not pay council tax. When it was previously registered as a residential property it had a banding of 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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