



THE STORY OF

Holly House

Thornham, Norfolk

SOWERBYS

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THE STORY OF

Holly House

High Street, Thornham,
Norfolk, PE36 6LY

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Detached Period Cottage

Five Bedrooms

Three Bathrooms

Abundance of Living Space

Central Village Location

Gated Off-Street Parking

South-Facing Garden

Ground Floor Bedroom

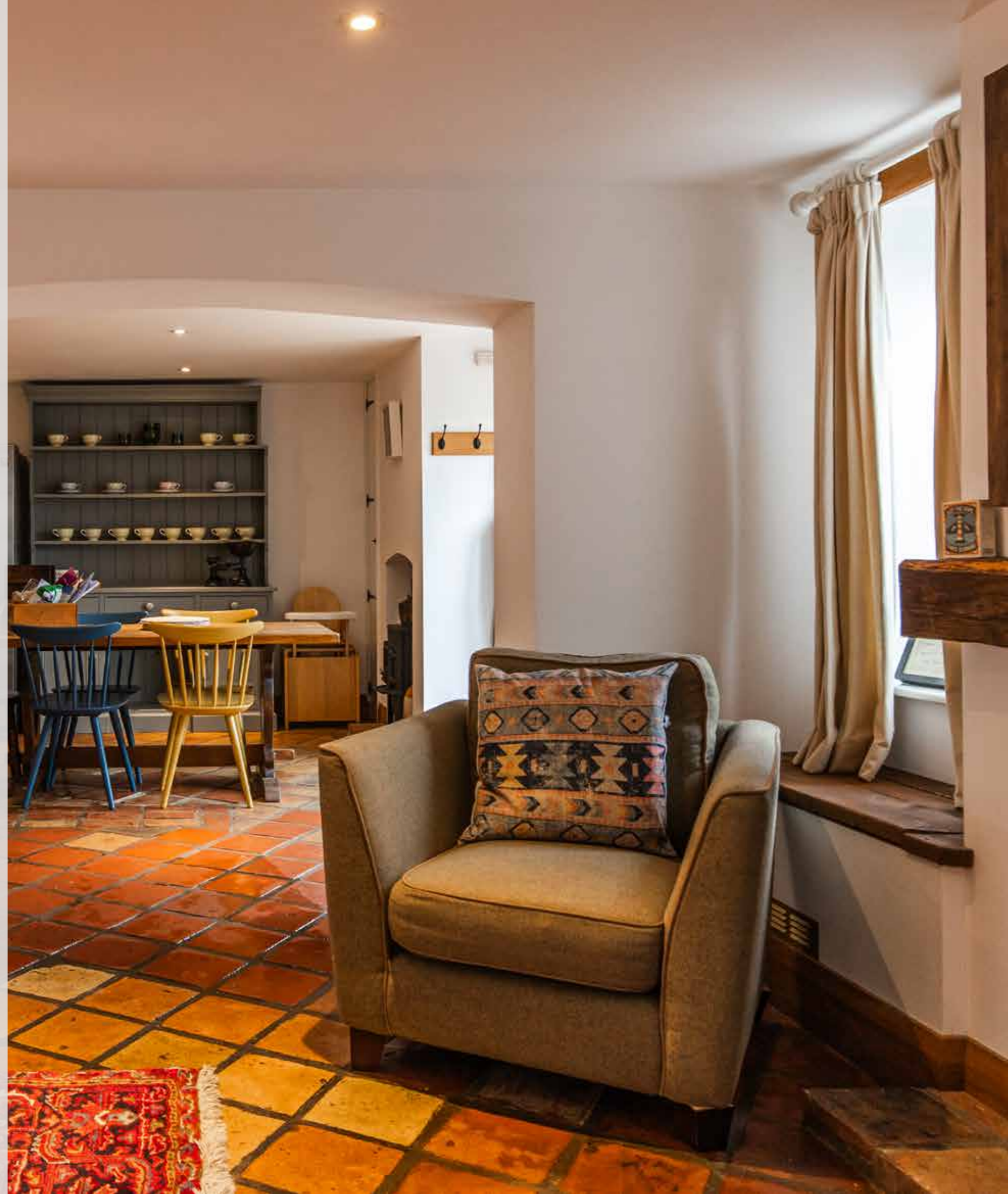
Short Walk to Village Amenities

Over 2,000 Sq. Ft. of Accommodation

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“... quite simply the perfect family holiday house.”

Set well back from the road, and in a central village location sitting opposite the traditional village sign, Holly House is quite simply the perfect family holiday house.

Upon entering the property, what is immediately apparent is how much living space there is on the ground floor. Immediately off to the right of the entrance hall is the front to rear dining and sitting room. This room illustrates

perfectly how period properties evolve over the years as it is almost certainly an extension from the original cottage.

To the front is the dining room; with its semi-vaulted ceiling and lantern roof over it feels both light and spacious, but what makes it particularly unusual is the original, but now glassed, over water well set within the elegant parquet floor that provides a year round talking point for guests and family alike.







At the rear is the sitting room which, with its red pamment tiled floor, shows that it is in the older part of the house. With its log-burner at one end, this is a room ideal for snuggling up in front of a family film after a windswept walk along Thornham Beach. A double width doorway opens through to an extremely generous kitchen/breakfast room. If the dining room is where the heroics of the day are loudly recounted, then this is the room where the day's adventures are excitedly planned over breakfast and, again, those time worn pamments suggest that this is a house with history. Finally, and back to the front, there is a ground floor double bedroom with a ground floor shower room beside it, which is ideal for saving granny and grandad's legs on the stairs after a busy day helping entertain the little ones.

Upstairs, the accommodation is just as substantial with four further bedrooms, one with an en-suite shower room, while the other three share a bathroom.



To the rear of the house bi-fold doors open from the kitchen out to a patio area which is ideal for summer evenings. Watching the sun go down with a glass of something cold, while listening to the sizzles and enjoying the delicious aromas of a well-earned family barbecue - what could be better?!

To the front, and in addition to the off-street parking, there is a further south-facing patio which is perfect for enjoying the sun throughout the day. The entire property is secure and gated, so is very safe for letting your two and four legged ones run around and enjoy the fresh Norfolk sea air.

“...families have loved the space and have returned year after year for their holidays.”

Holly House was originally bought as a holiday house but, such was their love for the county that, the current owners decided to make Norfolk their main home and so, much to their regret, no longer have a need for their beautiful coastal getaway. When they were not using it for themselves it also proved to be an incredibly successful holiday let with families loving its space and returning year after year for their holidays.





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. Whilst 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 Sowerbys



Dining Room

“...the now glassed over well within the elegant parquet floor provides a year round talking point.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0360-2879-3250-2874-8015

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: ///grad.recruited.globe

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