



THE STORY OF

Barn Cottage

Burnham Market, Norfolk

SOWERBYS

S

THE STORY OF

Barn Cottage

Joan Shorts Lane, Burnham Market, Norfolk
PE31 8HJ

Two Bedroom Victorian Cottage

Balanced Living Space

South-Facing Enclosed Garden

Covered Outdoor Seating

Additional One Bedroom Barn Conversion

Large Garage and Workshop with Potential

Off-Street Parking

Peaceful Village Location

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com



“Cosy cottage comfort...
and sun-filled garden.”

Hidden away, just off this little used lane, this is a perfectly balanced two-bedroom cottage that has the added benefit of a separate and part converted barn that is almost as big as the cottage.

Barn Cottage is semi-detached with its adjoining cottage fronting onto the lane, it is accessed via a gate into the courtyard garden of the cottage. On the ground floor the living space is neatly divided into two main rooms, the pretty kitchen dining room, which has plenty of space for a table to seat six, and the sitting

room beside it, which spans from the front to the rear of the property and has a central fireplace as well as french doors at the far end leading back out to the garden. This is a room that boasts cosy cottage comfort on a dark winter's night, but light, airy and free flowing on a warm summer's day.

Heading upstairs there are two double bedrooms, one slightly more generous than the other and they both share a well-proportioned bathroom. There is also a ground floor WC.



Across the gravelled garden is the entrance to The Barn. This building is currently separated into three areas.

At the northern end it is an enclosed garage with a workshop space behind and steps up to a mezzanine storage area in the vaulted roof. In the centre is an open sided covered seating area which is perfect for using as outdoor entertaining on those summer evenings. Finally, the southern end has been converted into a generous self-contained annexe, with a vaulted open-plan sitting room with a cosy central log-burner, a separate double bedroom and a separate shower room.

Between the cottage and the annexe, there is an abundance of space to share and the annexe is ideal for guest accommodation or equally ideal for a loved-one to have their own ground floor haven, that's not too far away.

“An abundance of space to share...”



The garden is south-west facing but open to the south, allowing plenty of natural light. It is part gravelled and partially lawned and completely enclosed, creating a very safe environment for young children or pets. In addition to the workshop and garage, there is off-street parking alongside the cottage for two cars.

Barn Cottage has been both a holiday home and a full-time home in recent years, and it is perfectly proportioned in its current layout. Clearly it has potential for further additions, the garage could easily become a home office, however its flexibility and balance are a rare find and all in such a peaceful location.



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



Burnham Market village.

“Everything on your doorstep for Norfolk living.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

F. Ref:-2198-6906-7239-5553-1980

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: ///outraged.able.armrests

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL