



THE STORY OF

Palgrave House

Burnham Market, Norfolk

SOWERBYS



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Palgrave House

Burnham Market, Norfolk
PE31 8EJ

Double Fronted Georgian Town House

Three Bedrooms

Three Reception Rooms

Private West Facing Courtyard Garden

Original Georgian Fireplaces

Vaulted Kitchen Breakfast Room

Central Village Location

Planning to Extend*

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With its tidy, Virginia creeper-clad frontage and bright yellow door, Palgrave House adds a pop of colour to the street. It's no surprise that the interior is just as inviting and lively.

As soon as you step inside, you're welcomed by the comfortable embrace of a family home. This is a house that has seen many years of enjoyment in North Norfolk, planning the day's adventures around the breakfast table with french doors open, letting in the cool summer breeze. Later, recounting stories over dinner in the cosy dining room. With two reception rooms, there's plenty of space to enjoy time alone or with friends/family. One room has a log-burner while the other features a wonderful Georgian cast iron fireplace, making them both ideal spaces to unwind.

In addition, Palgrave House also exudes a sense of history with its original fireplaces, Pamment tiles, beams, and eclectic mix of exposed brick and stonework. The house still retains its unspoiled character. The current owners have particularly enjoyed their west-facing, fully enclosed courtyard garden. They love its privacy and tranquillity on long summer evenings. Just a two-minute walk away lies Burnham Market, offering all earthly delights. The property also benefits from car access through the courtyard.

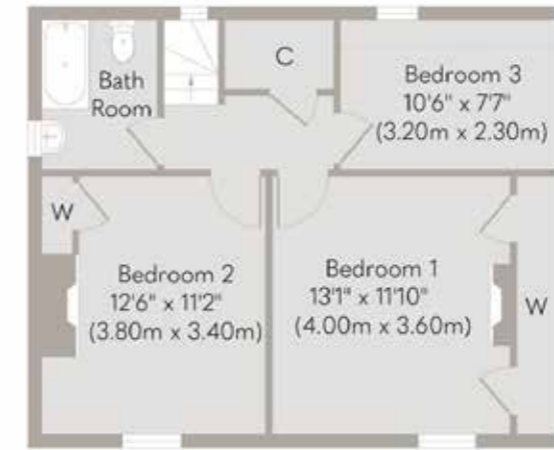
While the house is perfectly lovely as it is, there is consent to enlarge the dining room opening it to the garden and for a small extension for a fourth bedroom on the ground floor if desired.

The fact that Palgrave House has been in the same family for almost 40 years speaks to how truly welcoming and enjoyable it is. Being their home away from home, a place to relax, unwind, and laugh, it's witnessed the family growing up, with everyone returning time and again for summer and winter holidays. The family sincerely hopes that its next owners will love it as much as they have.



Whilst this has been a second home for us, it has always felt like a proper home - messy with loads of family art.





First Floor
Approximate Floor Area
499 sq. ft
(46.36 sq. m)



Ground Floor
Approximate Floor Area
651 sq. ft
(60.51 sq. m)

Outbuilding
Approximate Floor Area
53 sq. ft
(4.95 sq. m)

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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Burnham Market

THE JEWEL IN THE
NORTH NORFOLK CROWN

Treasured memories of family holidays, a day at the world-famous horse trials, or an afternoon browsing pretty boutiques—there are many ways to experience Burnham Market, the jewel of north Norfolk.

Located near the River Burn, the village is historically linked to Admiral Horatio Nelson, who lived nearby in Burnham Thorpe.

Refined elegance defines village life. Traditional homewares at Uttings, tasty treats at the Tuscan Farm Shop, Humble Pie Deli, or Gurneys Fish Shop—this place savors the finer things. Dining out is a joy with award-winning Socius offering British-inspired tapas, and NoTwenty9's bar and restaurant providing a relaxed spot for summer evenings.

Fashion thrives on the Champagne coast. For chic style, head to Anna's boutique, The Hat Shop for fancy headwear, Gun Hill Clothing Company for country attire, or Joules and Jack Wills for casual wear. For culture, explore Burnham Market's art galleries—the Fairfax Gallery and Pococks the Artmonger. For self-care, well-being boutique Aura 37 offers sustainable brands. If you have little ones, visit Mable's with its pink frontage for pot painting or traditional sweets.

Burnham Market and its smaller siblings, Burnham Deepdale, Burnham Norton, Burnham Overy Staithe, and Burnham Thorpe, boast 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 a perfect place to discover your forever home.



Note from the Vendor



“Our favourite spot is the garden simply because of its calmness and simplicity.”



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 9330-2406-5390-2397-1275

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: ///
gossiping.stoops.surcharge

AGENT'S NOTE

*There is current planning for a small rear extension reference 23/00976/F. Use PE31 8EL not 'E' for planning consent searches.

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SOWERBYS

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for the homeless

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Waveney

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Charity
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