



THE STORY OF

Hill House

Burnham Market, Norfolk

SOWERBYS





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Herrings Lane, Burnham Market
Norfolk, PE31 8DW

Substantial Detached Home

Double Height Central Atrium

Principal Bedroom with Roof Terrace

Four Double Bedroom Suites

Study/Bedroom

Stunning Panoramic Views

Set in Over 0.6 Acres (STMS)

Double Garage

Five Minute Walk to Village Amenities

Private and Peaceful Location

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Completed just over ten years ago, Hill House effortlessly combines grandeur with comfort to create a home that is both welcoming and homely.

The main entrance at the front of the property is nothing short of spectacular. The grand central atrium immediately draws you into the property and leads you to the exceptional vista to the rear. The glass wall separates the entrance hall from the stunning kitchen, dining, and family room, creating a great sense of openness both inside and out, and allows natural light to flow freely through the ground floor. A separate sitting room offers a cosy space to retreat, and an additional reception room, currently used as a practical study, has great potential to be a ground-floor bedroom. Alternatively, to the front entrance, there is a well-used, practical entrance via the double garage and utility room.

The sleek glass and brushed steel circular staircase takes you upstairs, where the true splendor of the location becomes apparent.

The spacious principal bedroom is remarkable, and stepping out onto the roof terrace, the panoramic North Norfolk views can be fully appreciated. From the distant sea, to the iconic landmarks of the coast, such as the windmill at Burnham Overy Staithe and the elegant church tower of St Margarets, every element of this special location is visible with a single sweep of the eye.





The gentle morning sun
fills the space with a
welcoming warmth.





Hill House sits on a plot that is one of the most generously-sized on Herrings Lane, offering a magnificent view thanks to its elevated location and wide plot.

Built by the current owners, Hill House has provided a great sense of peacefulness and privacy, while being just a five-minute walk from the hustle and bustle of Burnham Market. The location offers an abundance of big Norfolk skies during the day as well as on a clear night, providing an unparalleled view of celestial events.





The local area has become busier but Norfolk still has its special appeal.





Ground Floor
Approximate Floor Area
2663 sq. ft
(247.39 sq. m)



First Floor
Approximate Floor Area
1709 sq. ft
(158.81 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

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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.

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 Pockocks 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



View across the fields to Holkham.

“We love the big skies, the bustle of Burnham Market and the views across to Holkham.”



SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Oil-fired central heating, with underfloor heating to both floors.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:- 0350-2548-7360-2094-0985

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: ///manifests.materials.flap

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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