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THE STORY OF

Mulberry House

Burnham Market, Norfolk

SOWERBYS





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Burnham Market, Norfolk
PE31 8DW

Detached Georgian Style House

Three Bedroom Suites

45 Ft. South-Facing Reception Space

Stunning Kitchen by Kitchens Etc

Gated Off-Street Parking

Separate Double Bay Boat Shed

Separate Studio with En-Suite

Enclosed South-Facing Garden

25 Yard Walk to Village Green

Beautifully Presented Throughout

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“The house always has such a warm and happy feel to it whenever you walk through the door.”

Hidden away behind an ancient wall, Mulberry House has successfully accomplished a rare combination of styles.

On the outside, it presents the elegant yet subtly understated charm of a Georgian townhouse, which is completely in keeping with the village and its surroundings. Inside, however, it offers a practical and sociable layout that meets all the demands of modern living.

On a day-to-day level you will naturally enter the house through the boot room to the side - perfect for kicking off muddy boots or sandy sandals and letting your four legged family members shake themselves down.

However, this is a house that was designed to welcome guests and that is exactly the feeling you get when you walk through the main front door and into the grand central entrance hall.



The principal living and entertaining space is to the back of the house, in order to take full advantage of its south-facing aspect. This encompasses a free flowing drawing room, dining room and kitchen/breakfast room arranged in an 'L' shape, with the 45 ft entertaining space along the southern side of the house and the kitchen branching off into the western wing.

“This has been a very social house where the door has always been open to anyone who might be passing.”

With three sets of french windows opening out onto the garden, this really is a delightfully cool and airy room in the summer. Meanwhile, the kitchen's Aga at one end and the electric log-burner at the other ensure it remains cosy and comforting on winter's nights.

There is also a generous snug and TV room to the front of the house with its own living flame fireplace, making it the ideal place to curl up in front of a film when all the guests have left.





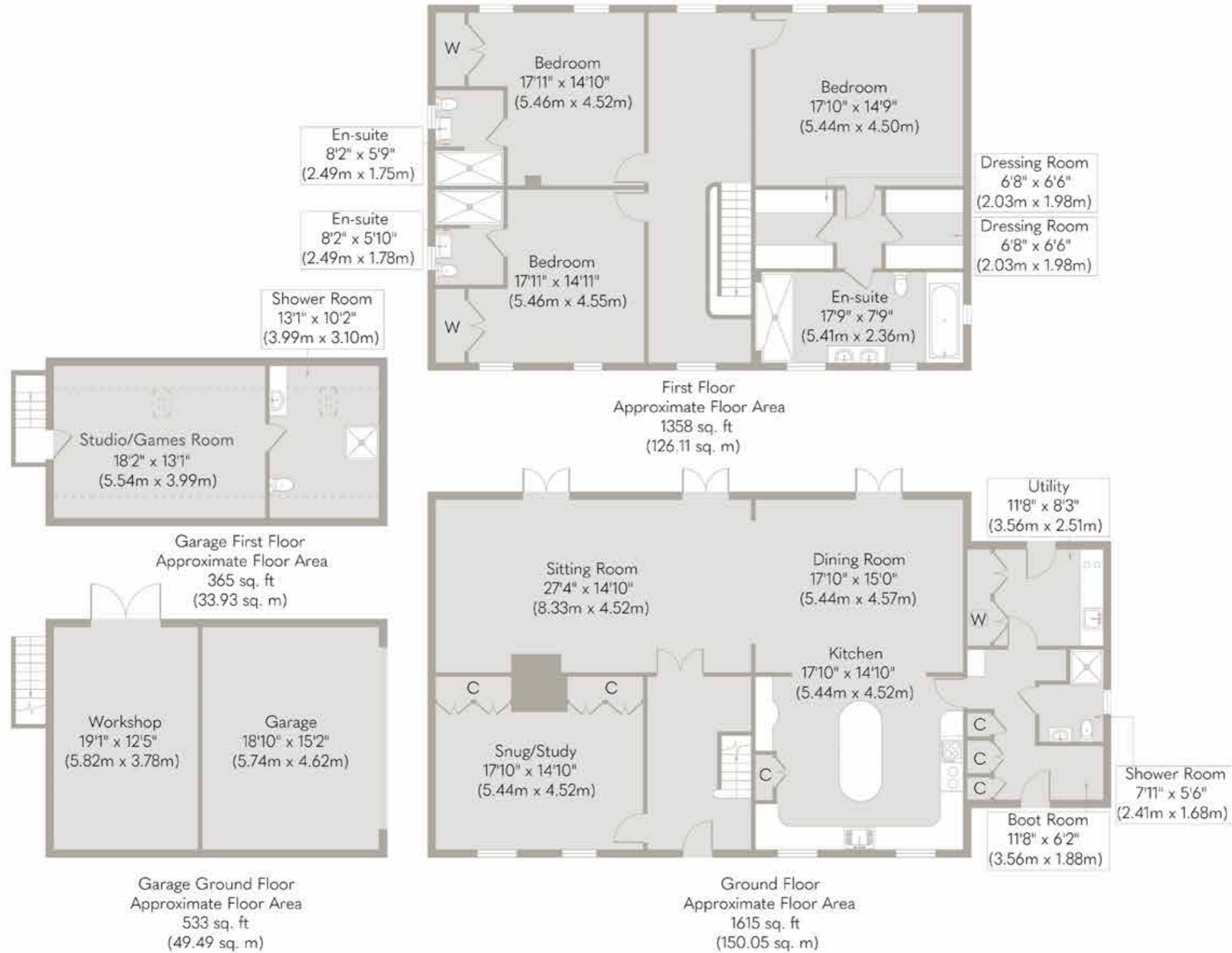
Upstairs and leading off the very generous and typically Georgian landing, there are three exceptional bedroom suites.

The principal bedroom has a double sided walk-in dressing room with fitted shelving, hanging rails and drawers. The adjoining bathroom has both a large bath at one end and a double shower at the other.

There is also a ground floor shower off the boot room which is perfect after a wind-swept day on your boat or for sluicing down the children after they've explored the creeks!







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.

Outside and to the front there is ample space to park several cars, quite an asset in this village in the busier months. There is also a separate boathouse which can comfortably accommodate both a boat and a large car on the ground floor. This building also has an external staircase that gives access to the upper floor studio room which measures 234 Sq. Ft. plus an en-suite shower room and WC making it the perfect home office, gym or teenager's games rooms.

At the back of Mulberry House, the garden is completely south-facing, enclosed and totally private. Given how close this house is to the very heart of Burnham Market, with the village green just a moment away, this garden is an absolute oasis of peacefulness and tranquillity. It was that peacefulness that was most cherished by the previous owner.

Despite being only 15 years old, Mulberry House's tasteful design could easily be mistaken for a house that is 200 years old. Yet, inside, it is perfectly crafted for modern living.

This is a house that has welcomed many large family occasions, as well as playing host to an abundance of village gatherings. As soon as you walk through its doors you can immediately sense that welcoming feeling.

It was built as a main home and very much enjoyed as such, but now it is time for a new family to become its next custodians and start making their own happy memories here.



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 the Vendor



“We’ve been lucky to make some incredible memories here over the past 15 years, and hope that the next people who live here have as much fun as we have.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref: 2890-3038-6205-6834-1200

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

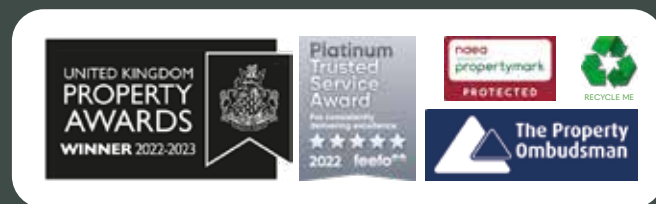
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AGENT’S NOTE

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