



THE STORY OF

The Granary

Burnham Market, Norfolk

SOWERBYS



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The Granary

Burnham Market, Norfolk
PE31 8JU

Stylish Open-Plan Kitchen/Dining Room

Three Bedrooms

En-Suite and Family Bathroom

Off-Street Parking and Garage

Stunning Countryside Views

Beautifully Finished Throughout

West-Facing Private Garden

Peaceful Location

SOWERBYS BURNHAM MARKET OFFICE
01328 730340
burnham@sowerbys.com





A stylishly presented three bedroom barn conversion that effortlessly combines period charm with a contemporary and homely feel.

Quietly located within this small hamlet of converted barns, The Granary is both charmingly attractive from the outside as well as welcomingly warm on the inside.

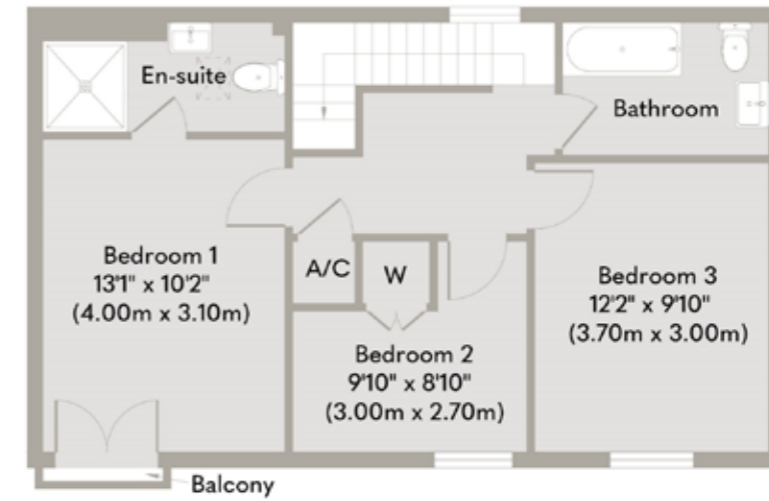
Set just to the west of the bustling and popular north Norfolk village of Burnham Market, The Granary has been in the same ownership for almost two decades. Initially bought as a home from home, the owners decided to move here and make it their permanent residence. The proximity of the village, with its amazing array of shops and restaurants, was of course part of the attraction but so too was the peace and tranquillity that this little hamlet enjoys.

One of the aspects that they have particularly loved about the location of The Granary, and they know that it is somewhat of a Norfolk cliché, are the vast night skies that they have always found incredible and mesmerising.

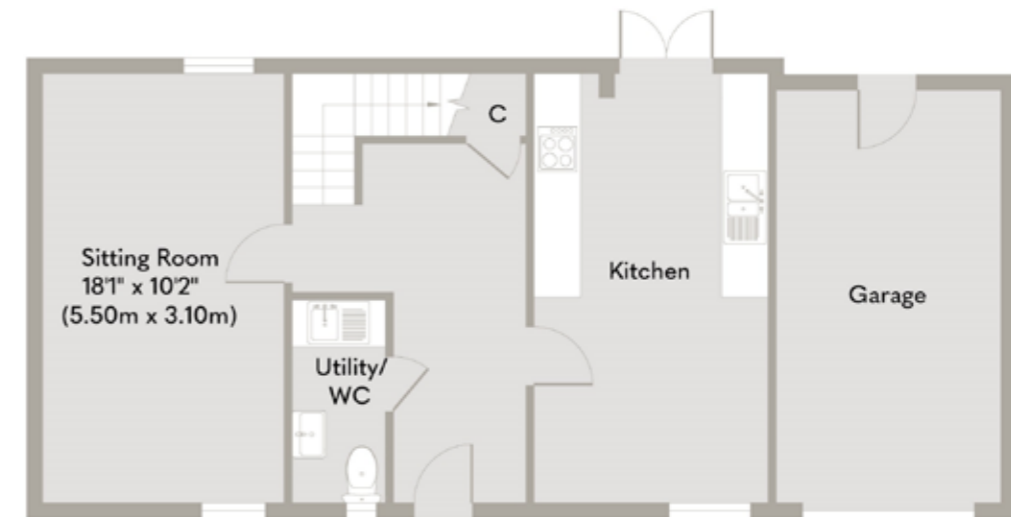
When they made the property their main home they set about some improvements, incorporating the dining room with the kitchen, and in so doing creating a far more contemporary and useful space. This stylish hub of the home also has French doors straight out to that beautiful west-facing garden where they have spent many a balmy summer's evening sitting out and watching the stunning sunsets off to the west.

After 20 years here they have thoroughly enjoyed being part of the small community that is Crow Hall Barns. The fact that none of the barns are able to be used for holiday lets means they have not had the transiency of neighbours that many other parts of this popular part of the Norfolk coast experiences.





First Floor



Ground Floor

Garage

Ground Floor Approximate Floor Area 551 sq.ft (51.15 sq.m)(Excluding Garage)

First Floor Approximate Floor Area 551 sq.ft (51.15 sq.m)

Approx. Gross Internal Floor Area 1,102 sq.ft (102.30 sq.m)(Excluding Garage)

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



“The quieter pace of life here in this beautiful part of North Norfolk has been perfect.”



SERVICES CONNECTED

Mains electricity. Water via bore hole owned by Crowhall Barns Residents Ltd. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: 1634-1123-5400-0428-0296

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: ///boosted.refilled.prouder

AGENT'S NOTE

There is a small annual charge for the servicing and provision of water from the shared borehole which is equally owned by the seven residents whose properties use it. The fee is agreed annually at the AGM. There is a restrictive covenant on this property that precludes renting it out as a holiday let.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

