



THE STORY OF

Skeet Cottage

Burnham Market, Norfolk

SOWERBYS



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PE31 8EL

Double Fronted Georgian Cottage

Grade II Listed

Two Reception Rooms

Four Double Bedrooms

Two Bathrooms

Inglenook Fireplace

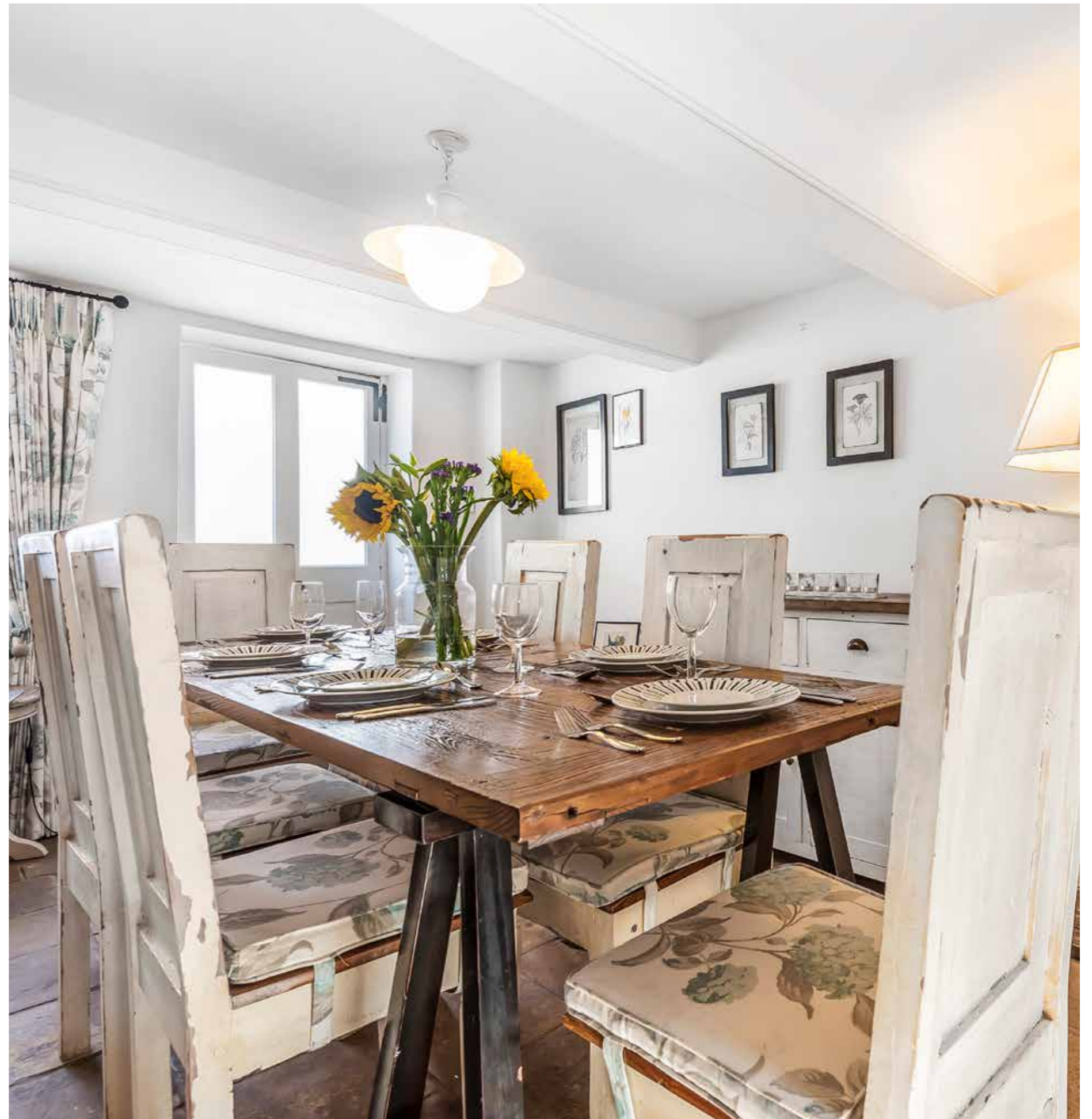
Period Features

South-Facing Secure Garden

Short Walk to Village Green

Successful Holiday Let

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Just a couple of minutes walk from the village green, yet far enough away to avoid the hustle and bustle when it is busy.

Originally two cottages that have merged together at some point over the last two centuries, this is now an extremely well balanced, four double bedroom, Grade II listed cottage.

The property is effectively double fronted allowing two equally proportioned rooms to the front. On one side is the sitting room with its cosy log burner set within a herringboned fireplace. The dining room has a full inglenook fireplace with bread oven and you can really sense the laughter and stories that have been told around the dining table in this room - it is impossible to say which room is more charming! Both rooms feature brick flooring, crafted from bricks fired in the local Holkham Estate kilns. Additionally, both rooms are equipped with underfloor heating. The kitchen is vaulted with exposed beams and the stable door allows a cool breeze to waft through the cottage on those balmy summer days.

Another delightful feature are the two sets of stairs, one at either end of the house. All four bedrooms are doubles, with the two on the second floor having their own staircase each but with an interconnecting door, making it perfect as a children's floor. There is a sumptuous bathroom with slipper bath and shower cubicle on the first floor as well as a ground floor shower room that is perfectly placed by the back door for sluicing down after a sandy day on Brancaster Beach.

To the rear there is a south facing courtyard garden that is fully enclosed, safe and a proper sun trap.

Skeet Cottage has not only been a much loved home from home for the current owners but it has also proven to be a very successful holiday let, being just a couple of minutes walk from the village green, yet far enough away to avoid the hustle and bustle when it is busy, makes this the ideal location for a holiday.





Second Floor
Approximate Floor Area
366 sq. ft
(34.00 sq. m)



First Floor
Approximate Floor Area
550 sq. ft
(51.14 sq. m)



Ground Floor
Approximate Floor Area
703.20 sq. ft
(65.33 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 Sowerbys



“Skeet Cottage has not only been a much-loved home from home for the current owners, but it has also proven to be a very successful holiday let.”



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///dreading.requires.outsize

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SOWERBYS

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for the homeless

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Norfolk and
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