



FISHER'S  
COURT



INTRODUCING

# Fisher's Court

North Street, Burnham Market, King's Lynn,  
PE31 8HG

Elegant and Discreet Development of Six Homes

Nestled in the Heart of Burnham Market

Beautifully Designed

Plot One - One Bedroom Duplex Apartment

Plot Two - Two Bedroom Mid-Terrace Cottage

Plot Three - Three Bedroom Townhouse

Plots Four, Five and Six - Two Bedroom Detached Houses

Air Source Heating

10 Year ICW Warranty

**SOWERBYS BURNHAM MARKET OFFICE**

01328 730340

[burnham@sowerbys.com](mailto:burnham@sowerbys.com)



“Fisher’s Court is an elegant and discreet development of just six beautifully designed and finished properties.”

Nestled in the very heart of Burnham Market, Fisher’s Court is an elegant and discreet development of just six beautifully designed and finished properties. Two of them will retain their original Victorian facades whilst the other four will be completely new build. All will either retain or create the same level of character and charm that such a central position within this beautiful and traditional Georgian village expects.

Plots One and Two are both set within a Victorian street facing terrace, but behind their original red brick frontages they have been completely stripped back and rebuilt as new homes. The remaining four plots are all new build houses that have been designed and styled to perfectly sit within the aesthetic of their setting.

Langton Homes have a long and well established reputation for refurbishing and building exceptional and tasteful properties along the north Norfolk coast. From barn conversions to innovative new builds, their finish and attention to detail is faultless and this will be evident throughout each and every property within Fisher’s Court.

Whether it be a freshly baked morning croissant from Number30, a pint of milk for your afternoon cup of tea from the village shop, or a special dinner at Socius, the position of all these new homes at Fisher’s Court allows you to do all three, as well as everything else that this fantastic village has to offer, in under a five minute walk.

*Previous projects  
by Langton Homes*





# Specification

Exceptional Quality - Sympathetically designed with fine attention to detail, a celebration of traditional coastal architecture seamlessly paired with quality modern finishes.

## EXTERNAL FINISHES & CONSTRUCTION

- Main structures
  - Traditional masonry to the Apartment, Plot 2 & 3
  - Highly insulated timber frame system to Plots 4, 5 & 6
- Wall materials to be a mixture of brick, flint and chalk
- Terracotta pantile roofs
- Timber sealed double glazed windows and doors in F&B Hardwick White
- Timber sealed French doors to Plots 4, 5 & 6, and bifold door to Plot 3
- Boundaries in hit and miss timber panels and existing brick walls
- Patios and courtyards finished in Sandstone slabs
- Turf laid to Plot 5 & 6
- Bespoke timber sheds to Plots 3, 4, 5 & 6
- Outdoor kitchen to Plot 3

## INTERNAL FINISHES

- Tiles to ground floor by Artisans of Devizes
- Carpet to stairs, landing, dressing and bedrooms
- Coir matt well to front doors
- Staircase to be Oak newels, spindles and handrails to Plots 3, 4, 5 & 6
- Alexander Lewis fitted dressing rooms to Plots 3, 4, 5 & 6
- Oak veneer doors with satin stainless door furniture
- Decoration to include Little Greene or Farrow & Ball colour match
- White emulsion to ceilings, and a satin finish to the skirting and architraves
- Contemporary fireplace to Plot 3

## KITCHEN

- Bespoke design Kitchen by Alexander Lewis
- Natural Stone Quartz worktops
- Miele appliances (or similar)

- Quooker tap
- Integrated waste bins

## BATHROOMS

- Designer sanitary and brassware
- Recessed shelving to showers
- Horizontal V groove panelling to bathrooms
- Floor and shower tiles by Artisans of Devizes
- Dual fuel towel rails
- Wall hung toilets with soft close seats
- Vanity units featuring power sockets

## ELECTRICAL & LIGHTING

- Fibre broadband to the premises
- Provision for electric vehicle charging points
- A combination of LED downlights, and pendants to the ground floor
- Pendant lighting to the bedrooms
- LED downlights to bathrooms
- Satin stainless designer sockets and switches
- Alarm system
- Provision for wireless access points for Wi-Fi
- External lighting to front doors and rear terrace areas

## HEATING & PLUMBING

- Air source heat pump to provide all heating and hot water
- Under floor heating to ground floor, radiators to first and second floors
- Each zone controlled by a wall mounted thermostat
- Pressurised hot water cylinder
- Towel rails on separate circuit for operation during the summer months
- Outside tap

Specification subject to availability. In the event items cannot be sourced, an alternative of equal grade will be installed.





# Plot One (Apartment) — 1 1

Plot One is a one bedroom duplex apartment arranged over the first and second floors above the retail property on the ground floor. The open-plan living space is on the first floor, whilst the double bedroom and separate bathroom are on the second floor. It will have one off street parking space.

**FIRST FLOOR** Living Room 8'6" x 7'10" (2.60m x 2.38m) | Kitchen/Dining Room 17'3" x 8'6" (5.27m x 2.60m) **SECOND FLOOR** Bedroom 8'10" x 8'5" (2.68m x 2.57m)



Ground Floor (Showing Access)



First Floor



Second Floor



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.



## Plot Two



Plot Two is a mid-terrace two bedroom cottage arranged over three floors. Whilst there is a front door out onto North Street, this is a cottage that will most often be entered from the back door via the off street parking. All the living space is on the ground floor and is open-plan with a seating area to the rear, a galley kitchen along the centre of the wall and then a dining area to the front. There is a double bedroom with separate bathroom on the first floor and a further double bedroom suite on the second floor. It will have one off street parking space and a small south facing patio terrace.

**GROUND FLOOR** Kitchen/Dining Room 14'1" x 13'1" (4.29m x 4.00m) | Living Room 14'1" x 10'11" (4.29m x 3.33m) | **FIRST FLOOR** Bedroom One 12'7" x 10'10" (3.84m x 3.31m) | Bathroom 11'1" x 6'3" (3.39m x 1.90m) **SECOND FLOOR** Bedroom Two 9'10" x 8'10" (3.00m x 2.68m)



Ground Floor.



First Floor



Second Floor



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## Plot Three



Plot Three is a complete new build but will adjoin and seamlessly match in with the period frontage of Plots One and Two. It is a three bedroom townhouse and again, has all of the entertaining space arranged over the ground floor. Plot Three is noticeably wider than the two preceding plots and this allows for an equitable balance of living space with the additional bedroom. On the first floor there are two double bedroom suites, and a third bedroom suite on the upper floor. It will have two off street parking spaces and a south facing patio garden.

**GROUND FLOOR** Utility 6'7" x 4'10" (2.00m x 1.47m) | Kitchen/Dining Room 24'7" x 10'11" (7.50m x 3.33m) | Living Room 14'1" x 13'11" (4.29m x 4.23m) **FIRST FLOOR** Bedroom One 15'1" x 13'11" (4.59m x 4.23m) | En-Suite 10'10" x 9'6" (3.30m x 2.89m) | Bedroom Three 13'11" x 10'5" (4.23m x 3.17m) | En-Suite 9'6" x 7'10" (2.89m x 2.39m) **SECOND FLOOR** Bedroom Two 13'11" x 5'5" (4.23m x 1.65m) | En-Suite 5'5" x 3'8" (1.65m x 1.13m)



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## Plot Four



Plot Four is a detached two bedroom new home quietly positioned opposite Plot Five and behind the North Street terrace. On the ground floor, the living space is divided between a generous kitchen and an equally proportioned 'L' shaped reception and dining room, both rooms having french doors out to the rear patio. Both bedroom suites are good doubles, with the principal bedroom also having a walk-in dressing room. The property will have two off street parking spaces and a west facing patio garden that is open to the south.

**GROUND FLOOR** Kitchen 10'10" x 9'3" (3.31m x 2.83m) | Living/Dining Room 15'11" x 14'11" (4.84m x 4.54m) **FIRST FLOOR** Bedroom One 9'8" x 9'4" (2.94m x 2.84m) | En-Suite 5'9" x 5'7" (1.76m x 1.71m) | Dressing Room 9'4" x 5'11" (2.84m x 1.80m) | Bedroom Two 9'8" x 9'5" (2.94m x 2.86m) | En-Suite 9'5" x 5'11" (2.86m x 1.81m)



Ground Floor



First Floor



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## Plot Five



Plot Five is a detached two bedroom new home quietly positioned opposite Plot Four and behind the North Street terrace. On the ground floor, the living space is divided between a generous kitchen and an equally proportioned 'L' shaped reception and dining room, both rooms having french doors out to the garden. Both bedroom suites are good doubles, with the principal bedroom also having a walk-in dressing room. The property will have two off street parking spaces and a sizeable garden with both patio and lawned area that faces east but is open to the south.

**GROUND FLOOR** Kitchen 10'10" x 9'3" (3.31m x 2.83m) | Living/Dining Room 15'11" x 14'11" (4.84m x 4.54m) **FIRST FLOOR** Bedroom One 9'8" x 9'4" (2.94m x 2.84m) | En-Suite 5'9" x 5'7" (1.76m x 1.71m) | Dressing Room 9'4" x 5'11" (2.84m x 1.80m) | Bedroom Two 9'8" x 9'5" (2.94m x 2.86m) | En-Suite 9'5" x 5'11" (2.86m x 1.81m)



Ground Floor



First Floor



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## Plot Six



Plot Six is a stand alone, two bedroom, detached new build house, set very well back in its own separate plot. Unlike the other five plots that share a drive, Plot Six has a separate drive. It has the same arrangement as Plots Four and Five with a large kitchen on one side and then an 'L' shaped reception and dining room, with both rooms having french doors out to the garden beyond. It has off street parking for up to four cars to the front and has the largest garden of all the plots. This garden is part patio, part lawned and is completely south facing but open to both the east and the west so is fortunate enough to enjoy natural light throughout the day.

**GROUND FLOOR** Kitchen 10'10" x 9'3" (3.31m x 2.83m) | Living/Dining Room 15'11" x 14'11" (4.84m x 4.54m) **FIRST FLOOR** Bedroom One 9'8" x 9'4" (2.94m x 2.84m) | En-Suite 5'9" x 5'7" (1.76m x 1.71m) | Dressing Room 9'4" x 5'11" (2.84m x 1.80m) | Bedroom Two 9'8" x 9'5" (2.94m x 2.86m) | En-Suite 9'5" x 5'11" (2.86m x 1.81m)



Ground Floor



First Floor



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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. Discover the charm of The Hoste Arms, a historic pub, restaurant, luxury hotel and spa.

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 Pockets 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.



Nestled in the very heart of Burnham Market.



## SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating, fibre optic broadband to the premises and provision for electric vehicle charging.

## ENERGY EFFICIENCY RATING

SAP reports to be carried out once properties are complete.  
Predicted EPC grades: B.

## TENURE

Freehold.

## MANAGEMENT AND SERVICE CHARGE

Plots 1 to 5 will contribute to any maintenance required to the shared drive.  
The shared drive will be owned by plot 3.

## LOCATION

What3words: ///already.savings.behalf

## AGENT’S NOTE

10 year ICW warranty.  
Plot 6 has a right of access over a shared drive. There is a shared footpath behind plot 6.

All photographs used are of previous projects by Langton Homes.

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# SOWERBYS

Land & New Homes Specialists

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company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL