



THE STORY OF
Treeton

Burnham Norton, Norfolk

SOWERBYS



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Treeton

Friars Lane, Burnham Norton,
Norfolk, PE31 8JA

Iconic Views of Burnham
Overy Staithe Windmill

Plot of Approx 0.25
Acre (STMS)

Potential For Development

Detached Bungalow

Two Bedrooms

Views of St Margaret's Church

Off Street Parking

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Within sight of three of the most iconic and best known North Norfolk landmarks, this is a property that is all about location.

Treeton is a detached, two bedroom bungalow which is typical of the post-war era in that it sits central to its plot and is sensibly arranged within. It has off-street parking as well as an adjoining garage and the property is in fair but dated condition throughout.

However, this is a property that has very obvious potential to be so much more. With a plot size of approximately 0.25 acre (STMS) there is plenty of space within which one could very easily create a more substantial home (subject to planning) and, in so doing, take full advantage of being the northernmost property on Friars Lane. To the east there are the water meadows of the River Burn with a delightful view of the watermill that has stood there since 1790. Beyond this, and wonderfully silhouetted against the sky, is the windmill at Burnham Overy Staithe. Set beside the coast road and the coastal path, this is another important Georgian building that has been much admired for over 200 years, featuring in many a Norfolk oil or watercolour, although with the location of Treeton there is no need for such a painting.

Finally, to the south-west is St Margaret's Church which, with its imposing Norman round tower, has stood sentinel over the village for almost a thousand years, and provides the third historic building that can be seen from this property. To have a view of any one of these iconic north Norfolk coastal buildings is a delight, to have all three is truly special.

Treeton was a much loved home for many years, its peacefulness and tranquillity being equalled by its timeless views.





Approximate Floor Area
 962 sq. ft
 (89.36 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 Norton

HISTORIC CHARM AND NATURAL BEAUTY AWAIT YOU

Burnham Norton is a charming village known for its picturesque landscapes, historical landmarks, and serene environments.

The village is home to St. Margaret's Church, known to date back to the 13th century. For those interested in history and medieval architecture, this is a must-visit with its impressive tower and stained glass windows. Alternatively, Burnham Norton Hall is a prominent feature of the village, showcasing classic Georgian architecture. While private, its exterior can be admired during a stroll through the village.

Nature lovers will enjoy exploring the marshes, which are part of the Norfolk Coast Area of Outstanding Natural Beauty. It's an ideal spot for birdwatching and enjoying peaceful walks. For a beach walk, there is a beautiful shingle beach in Burnham Norton, ideal for a family picnic or simply enjoying the sound of the waves.

The Burnhams, comprising several villages including Burnham Norton, are collectively known for their scenic beauty and traditional Norfolk architecture. Explore narrow lanes and quaint cottages that characterize this area. Locally, there are a few charming pubs and tearooms where you can sample traditional Norfolk cuisine and enjoy a pint of local ale. The establishments often reflect the village's relaxed and friendly atmosphere.

Just a short drive away, Burnham Market offers boutique shopping, art galleries, and more dining options. It's a lovely place to extend your visit and experience a broader range of amenities. Equally lovely, Holkham Hall is just over 6 miles away, and visitors can explore the hall's opulent interiors or stroll through the extensive parkland.



Note from Sowerbys



Burnham Overy Staithe

“...a delightful view of the watermill and beyond this, wonderfully silhouetted against the sky, is the windmill at Burnham Overy Staithe.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:- 9320-2151-4400-2704-0241

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: ///watches.banks.slant

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